

## Town of Arlington, MA Redevelopment Board

### Agenda & Meeting Notice March 29, 2021

This meeting is being held remotely in accordance with the Governor's March 12, 2020 Order Suspending Certain Provisions of the Open Meeting Law G.L. c. 30A, Section 20. Public comments will be accepted during the public comment periods designated in the agenda. Per Board Rules and Regulations, public comments will be accepted during the public comment periods designated on the agenda. Written comments may be provided by email to jraitt@town.arlington.ma.us by March 29, 2021 at 4:00 p.m. The Board requests that correspondence that includes visual information should be provided by March 26, 2021 at 12:00 p.m.

The Arlington Redevelopment Board will meet Monday, March 29, 2021 at 7:00 PM in the Join Zoom Meeting with audio and video by using this link and Meeting ID: https://town-arlington-ma-us.zoom.us/j/95703909984 | Meeting ID: 957 0390 9984 or join by phone by calling: 1-646-876-9923, enter the Meeting ID 957 0390 9984 followed by #

1. Review of Warrant Articles 37, 44, 46, 47, 48, and 49 for 2021 Annual Town Meeting

7:00 p.m. **ARTICLE 47** 

### ZONING BYLAW AMENDMENT/ ESTABLISHING REQUIREMENTS FOR OFF-STREET HP (HANDICAP PLACARD) PARKING

To see if the Town will vote to amend the Arlington Zoning Bylaws, Section 6.1.5. ("Parking Reduction in Business, Industrial, and Multi-Family Residential Zones") to establish a minimum HP parking space criteria based on pre-reduction parking requirements; or to take any action related thereto. (Inserted by the Select Board at the request of the Disability Commission)

# ARTICLE 48 ZONING BYLAW AMENDMENT/ ADA/MAAB STANDARDS IN ADMINISTRATION AND ENFORCEMENT

To see if the Town will vote to or take any action related thereto: To see if the town will vote to amend the Arlington Zoning Bylaws, Section 3.1 ("Administration and Enforcement") to add a new clause inserting additional language asserting that all permits, including Special Permits, are conditioned upon compliance with all applicable Massachusetts Architectural Access Board and Americans with Disabilities Acts standards for accessibility, or take any action related thereto.

(Inserted by the Select Board at the request of the Disability Commission)

#### **ARTICLE 46**

#### ZONING BYLAW AMENDMENT/ TEARDOWN MORATORIUM

To see if the Town will vote to amend the Zoning Bylaw by adding to Section 8

a new provision substantially as follows: there is hereby established a temporary moratorium on the demolition, in whole or in part, of older small affordable houses, for a period of two years from the date of final adjournment of this Town Meeting, or when the Town establishes a method of protecting such houses in order to promote the Town's goals of economic diversity and affordability, whichever first occurs. For Purposes of this provision, the term "older small affordable houses" shall mean houses built before 1950 with a footprint of less than 1,000 square feet; or take any action related thereto. (Inserted at the request of Lynette Culverhouse and 10 registered voters)

# ARTICLE 49 ZONING BYLAW AMENDMENT/ SIDEYARD SKY EXPOSURE PLANES

To see if the Town will vote to or take any action related thereto: To amend Section 5.3 of the Zoning Bylaw by inserting, at the end thereof, a new subsection 5.3.23 which describes the Purpose & Intent, Applicability, Definitions, Standards by District, Dimensional and Density Regulations and Exceptions for Sideyard Sky Exposure Planes to accommodate new construction while protecting public health, safety and welfare in Residential Zoning Districts. (Inserted at the request of Ted Fields and 10 registered voters)

### ARTICLE 44 ZONING BYLAW AMENDMENT/ PARKING MINIMUMS

To see if the Town will vote to amend the Zoning Bylaw for the Town of Arlington to reduce or remove minimum vehicular parking requirements in some or all business zoning districts; or take any action related thereto. (Inserted at the request of James Fleming and 10 registered voters)

# ARTICLE 37 ZONING BYLAW AMENDMENT/ MULTIFAMILY ZONING FOR MBTA COMMUNITIES

To see if the Town will vote to amend the Zoning Bylaw to comply with M.G.L. c. 40A to allow multifamily housing to be permitted as of right with a minimum gross density of 15 units per acre without age restrictions and suitable for families with children in the districts within one half-mile from the Alewife MBTA Station by amending SECTION 2 DEFINITIONS, SECTION 3 ADMINISTRATION AND ENFORCEMENT, SECTION 4 ESTABLISHMENT OF DISTRICTS, SECTION 5 DISTRICT REGULATIONS, SECTION 6 SITE DEVELOPMENT STANDARDS, and SECTION 8 SPECIAL REGULATIONS; or take any action related thereto. (Inserted at the request of the Redevelopment Board)

A brief introductory presentation will be provided for each article

Board members and members of the public will be provided time to ask questions and comment for each article

### 2. Docket #2150 as amended by Docket #2618, 49-51 Grove Street \*Continued Public Hearing\*

9:30 p.m. Board will open a public hearing to review an application filed on January 28, 2021 by the Town of Arlington, 730 Massachusetts Avenue, Arlington MA, in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review. The applicant proposes to consolidate Town operations through the renovation of four existing buildings, construction of one new building, site improvements,

and construction of ancillary support features at the Department of Public Works Yard, 49 and 51 Grove Street, Arlington, MA in the Industrial District. The reopening of the Special Permit is to allow the Board to review and approve the project under Section 3.4, Environmental Design Review.

- For each public hearing, applicants will be provided 5 minutes for a presentation.
- DPCD staff will be provided 3 minutes to discuss public hearing memo.
- Members of the public will be provided time to comment.
- Board members will discuss each docket and may vote.

#### 3. Meeting Minutes (1/4/21, 1/25/21)

10:00 p.m. Board will review and approve minutes

#### 4. Open Forum

10:05 p.m.

Except in unusual circumstances, any matter presented for consideration of the Board shall neither be acted upon, nor a decision made the night of the presentation. There is a three minute time limit to present a concern or request.

#### 5. Adjourn

10:25 p.m. Estimated Time for Adjournment

#### 6. Correspondence Received

Correspondence received from:

S. Brorson 03192021



#### Town of Arlington, Massachusetts

Review of Warrant Articles 37, 44, 46, 47, 48, and 49 for 2021 Annual Town Meeting

#### Summary:

7:00 p.m.

#### **ARTICLE 47**

### ZONING BYLAW AMENDMENT/ ESTABLISHING REQUIREMENTS FOR OFF-STREET HP (HANDICAP PLACARD) PARKING

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(Inserted by the Select Board at the request of the Disability Commission)

#### **ARTICLE 48**

### ZONING BYLAW AMENDMENT/ ADA/MAAB STANDARDS IN ADMINISTRATION AND ENFORCEMENT

To see if the Town will vote to or take any action related thereto: To see if the town will vote to amend the Arlington Zoning Bylaws, Section 3.1 ("Administration and Enforcement") to add a new clause inserting additional language asserting that all permits, including Special Permits, are conditioned upon compliance with all applicable Massachusetts Architectural Access Board and Americans with Disabilities Acts standards for accessibility, or take any action related thereto. (Inserted by the Select Board at the request of the Disability Commission)

#### **ARTICLE 46**

#### **ZONING BYLAW AMENDMENT/ TEARDOWN MORATORIUM**

To see if the Town will vote to amend the Zoning Bylaw by adding to Section 8 a new provision substantially as follows: there is hereby established a temporary moratorium on the demolition, in whole or in part, of older small affordable houses, for a period of two years from the date of final adjournment of this Town Meeting, or when the Town establishes a method of protecting such houses in order to promote the Town's goals of economic diversity and affordability, whichever first occurs. For Purposes of this provision, the term "older small affordable houses" shall mean houses built before 1950 with a footprint of less than 1,000 square feet; or take any action related thereto.

(Inserted at the request of Lynette Culverhouse and 10 registered voters)

#### **ARTICLE 49**

#### **ZONING BYLAW AMENDMENT/ SIDEYARD SKY EXPOSURE PLANES**

To see if the Town will vote to or take any action related thereto: To amend Section 5.3 of the Zoning Bylaw by inserting, at the end thereof, a new sub-section 5.3.23 which describes the Purpose & Intent, Applicability, Definitions, Standards by District, Dimensional and Density Regulations and Exceptions for Sideyard Sky Exposure Planes to accommodate new construction while protecting public health, safety and welfare in Residential Zoning Districts. (Inserted at the request of Ted Fields and 10 registered voters)

#### **ARTICLE 44**

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(Inserted at the request of James Fleming and 10 registered voters)

#### **ARTICLE 37**

#### ZONING BYLAW AMENDMENT/ MULTIFAMILY ZONING FOR MBTA COMMUNITIES

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#### ATTACHMENTS:

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	Type	File Name	Description
ם		Agenda_Item_1 _Memo_to_ARB_from_DPCD_re_Warrant_Articles_3744464748and_49.pdf	Memo to ARB from DPCD re Warrant Articles 37, 44, 46, 47, 48, and 49
ם	Reference Material	Agenda_Item_1Article_46_Teardown_Moratorium_Map.pdf	Article 46 Teardown Moratorium Map
ם	Reference Material	Agenda_Item_1Business_District_Maps.pdf	Business District Maps
D	Reference Material	Article_44Petitioner_Presentation.pdf	Article 44 Petitioner Presentation
D	Reference Material	Article_44Petitioner_Testimony.pdf	Article 44 Petitioner Testimony
ם	Reference Material	Article_44Supporting_Research.pdf	Article 44 Supporting Research
D	Reference Material	Article_46Petitioner_Main_Motion.pdf	Article 46 Petitioner Main Motion
D	Reference Material		Article 46 Petitioner Presentation
ם	Reference Material	Article_47Mass_HP_Regulations_ADA_MAAB.pdf	Article 47 Mass HP Regulations ADA MAAB Article 47
ם	Reference Material		Petitioner Main Motion
D	Reference		Article 47 Petitioner

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Article 47 Reference Article\_47\_-\_Supporting\_Research.pdf D Supporting Research Article 48 Reference Article\_48\_-\_Petitioner\_Main\_Motion.pdf Petitioner Main Motion Article 48 Reference Article\_48\_-\_Petitioner\_Testimony.pdf Petitioner Testimony Article 49 Reference Article\_49\_-\_Petitioner\_Main\_Motion.pdf Petitioner D Main Motion Article 49 Reference Article\_49\_-\_Petitioner\_Presentation.pdf Petitioner Presentation Article 49 Reference Article\_49\_-\_Supporting\_Research.pdf Supporting Research

Testimony



#### **TOWN OF ARLINGTON**

### DEPARTMENT OF PLANNING and COMMUNITY DEVELOPMENT

#### TOWN HALL, 730 MASSACHUSETTS AVENUE ARLINGTON, MASSACHUSETTS 02476 TELEPHONE 781-316-3090

#### **MEMORANDUM**

To: Arlington Redevelopment Board

From: Jennifer Raitt, Director, Planning and Community Development

Erin Zwirko, Assistant Director, Planning and Community Development Kelly Lynema, Senior Planner, Planning and Community Development

Date: March 25, 2021

RE: Review of Warrant Articles 37, 44, 46, 47, 48, and 49 for 2021 Annual Town Meeting

Staff reviewed the following Warrant Articles to provide the Board with information for further consideration as part of the public hearing and review process. There are six articles with public hearings for the evening of March 29<sup>th</sup>. This memo provides information about each article being reviewed, including any additional information provided by the petitioner, and additional factors for the Board's consideration.

Please note that the articles are presented below in the order they appear on the agenda, which is not chronological order.

A Warrant Article to amend the Zoning Bylaw has been inserted by the Select Board at the request of the Disability Commission:

### Article 47 ZONING BYLAW AMENDMENT/ ESTABLISHING REQUIREMENTS FOR OFF-STREET HP (HANDICAP PLACARD) PARKING

To see if the Town will vote to amend the Arlington Zoning Bylaws, Section 6.1.5. ("Parking Reduction in Business, Industrial, and Multi-Family Residential Zones") to establish a minimum HP parking space criteria based on pre-reduction parking requirements; or to take any action related thereto.

(Inserted by the Select Board at the request of the Disability Commission)

The Disability Commission provided supporting information, which is attached with the agenda. The staff provides the following additional considerations relevant to this article:

Parking Reductions in Other Communities – Many of Arlington's peer communities allow reductions in the number of required parking spaces when various conditions apply, similar to Section 6.1.5 of the Arlington Zoning Bylaw. Two instances were found, in Cambridge¹ and in Needham², where reductions are allowed, but the number of HP parking spaces required by the Massachusetts Architectural Access Board (MAAB) regulations are not allowed to be reduced

https://library.municode.com/ma/cambridge/codes/zoning\_ordinance?nodeld=ZONING\_ORDINANCE\_ART6.0000 FSTPALORENICULACOTHTR

<sup>&</sup>lt;sup>1</sup> See Section 6.35 of the Cambridge Zoning Ordinance:

<sup>&</sup>lt;sup>2</sup> See Section 5.1.1.5 of the Needham Zoning Bylaw: https://www.needhamma.gov/DocumentCenter/View/16642/Zoning-By-Law-2020---Chapter-5?bidId=

from the original total parking requirement. In these two examples, the reductions are allowed via a special permit as is the case in Section 6.1.5 of the Arlington Zoning Bylaw.

- Local Standards for HP Parking In reviewing peer community zoning bylaws and ordinances, no examples of a local HP parking standard were found. Where a reference was made, it was the MAAB requirements for parking found in 521 CMR 23.00.
- Parking Supply vs. Parking Demand It appears that a goal of the amendment is to address concerns relative to the supply of HP parking spaces in Arlington. However, the Zoning Bylaw is not capable of addressing supply; it simply establishes the minimum number of parking spaces that must be provided. The parking requirements in the Zoning Bylaw can create situations where the space required for off-site parking for a development or change of use can be almost as large the use itself as noted in the discussion relative to Article 44. As such, the ARB often sees requests for reductions to balance the space available and what the property owner or developer feels is the appropriate supply for a proposed use.

Rather than create a piecemeal approach through a special permitting process, the Town should undertake a more holistic approach to understanding the supply and demand of HP parking onstreet and off-street. Understanding the supply and access issues that exist in the community and addressing those proactively in the public realm can help address the needs of the entire community, including those who need it the most.

#### Amend SECTION 6.1.5 to add paragraph D:

D. Regardless of the percentage or total number of parking spaces reduced under the provisions of this section, the number of handicap parking spaces required for off-street parking shall not be reduced from the total number that would be required without the reduction afforded by this section.

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A Warrant Article to amend the Zoning Bylaw has been inserted by the Select Board at the request of the Disability Commission:

### Article 48 ZONING BYLAW AMENDMENT/ ADA/MAAB STANDARDS IN ADMINISTRATION AND ENFORCEMENT

To see if the Town will vote to or take any action related thereto: To see if the town will vote to amend the Arlington Zoning Bylaws, Section 3.1 ("Administration and Enforcement") to add a new clause inserting additional language asserting that all permits, including Special Permits, are conditioned upon compliance with all applicable Massachusetts Architectural Access Board and Americans with Disabilities Acts standards for accessibility, or take any action related thereto.

(Inserted by the Select Board at the request of the Disability Commission)

The Disability Commission provided supporting information, which is attached with the agenda.

The staff provides the following additional considerations relevant to this article:

- Do other communities include references? The DPCD staff reviewed the zoning bylaws and
  ordinances of many of Arlington's peer communities. In many cases, the Massachusetts
  Architectural Access Board's (MAAB) regulations and requirements are only referenced in the
  off-street parking section, making a cross reference to this requirement that is otherwise
  required. One community also referred to the Americans with Disabilities Act in its off-street
  parking section. References to these requirements were not found in other sections of zoning
  bylaws or ordinances.
- Is the reference necessary? Including a reference in the Zoning Bylaw may be redundant as compliance with both the MAAB regulations and the ADA are required. This may explain why no references outside of the off-street parking standards were found in peer communities' zoning bylaws and ordinances. Additionally, one of the goals of the 2018 recodification effort was to move administrative tasks out of the Zoning Bylaw. However, where this amendment provides a cross reference to these laws and regulations, it may be an appropriate addition to the Zoning Bylaw.

#### Amend SECTION 3.1 to add paragraph D:

All special permits, variances, and other relief granted by the Arlington Redevelopment Board and Zoning Board of Appeals are conditioned upon compliance with conditions set forth in such permits and other forms of relief, the State Building Code, and where applicable, accessibility standards set forth in the Americans with Disabilities Act and Massachusetts Architectural Access Board.

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A Warrant Article to amend the Zoning Bylaw has been submitted by Lynette Culverhouse and 10 registered voters:

#### Article 46

#### **ZONING BYLAW AMENDMENT/TEARDOWN MORATORIUM**

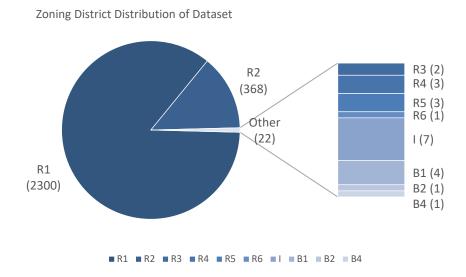
To see if the Town will vote to amend the Zoning Bylaw by adding to Section 8 a new provision substantially as follows: there is hereby established a temporary moratorium on the demolition, in whole or in part, of older small affordable houses, for a period of two years from the date of final adjournment of this Town Meeting, or when the Town establishes a method of protecting such houses in order to promote the Town's goals of economic diversity and affordability, whichever first occurs. For Purposes of this provision, the term "older small affordable houses" shall mean houses built before 1950 with a footprint of less than 1,000 square feet; or take any action related thereto.

(Inserted at the request of Lynette Culverhouse and 10 registered voters)

The staff provides the following additional considerations relevant to this article:

• Scope of proposed amendment: Staff conducted a review of Arlington's residential properties to ascertain the potential impact of the proposed zoning amendment. It is unclear whether the petitioner is requesting a moratorium on single-family homes exclusively, or how the petitioner is defining the term "footprint." Staff used the following assumptions when considering the scope of the amendment to establish a dataset: structures currently designated by land use code as a single-family home, in which the finished floor area of the first floor (the footprint) is 999 square feet or less<sup>3</sup>. Note that "small" is subjective: per the requirements of the Zoning Bylaw a 2.5 story structure with a 999 square foot footprint could have a total finished floor area of 2,487.5 square feet, not including the potential to finish the basement.

There are 4,841 single-family homes in Arlington that were built before 1950. Of those structures, 2,799 have a footprint of less than 1,000 square feet. This represents 35% of the 8,001 total single-family homes in town. These homes are primarily located in the R1 and R2 Zoning Districts.



<sup>&</sup>lt;sup>3</sup> Town Assessor data used to conduct this research does not provide areas of building footprints, but rather reports data by gross floor area and finished floor area. To approximate the size of individual footprints, staff divided the finished floor area by the story height. A quotient of 999 was used as the threshold for analysis.

The absence of definitions for terminology used in the amendment (e.g., footprint, affordable, small, houses) lead to ambiguities in how the amendment can be interpreted and implemented and may contradict the applicant's intent or have unintended consequences. Without defining these terms, the amendment could be broader than the data above suggest and include two-family and multi-family structures with units smaller than 1,000 square feet; conversely it could be narrower and apply to the one single-family home built prior to 1950 with less than 1,000 square feet of total finished area.

- Current restrictions on demolitions: Older homes with less than a 1,000 square foot footprint are not necessarily without demolition restrictions or subject to additional review. New construction on a nonconforming lot requires a Special Permit or Variance from the Zoning Board of Appeals (ZBA) unless the owner builds on the demolished home's foundation. Properties within the 200-foot buffer distance of a riverfront area or bordering land are subject to review by the Conservation Commission to ensure the preservation of the Town's resource areas. Demolition of any structure included on the Town's Inventory of Historically or Architecturally Significant Buildings (local inventory) is subject to a 12-month demolition delay before a permit can be issued. The purpose of this delay is to provide time for the Arlington Historical Commission (AHC) to work with applicants to either determine a historically sensitive alternative to demolition, or to adequately document the historic elements of the structure. For example, on Bailey Road near Arlington High School there are ten properties that were built prior to 1950 and which have a footprint smaller than 1,000 square feet. Five of these ten properties are on the local inventory and therefore subject to demolition delay. At present, there are 1,261 properties included on the local inventory.
- Affordable housing: As described in the March 11, 2021 DPCD memo to the Board, the phrase "affordable housing" is used in many different contexts. The median assessed value of the dataset of single-family homes described above is \$721,700. In comparison, the eligibility threshold for that same household of four seeking a homeownership opportunity in for Arlington's deed restricted affordable housing is \$96,250, which would limit them to a home with purchase price in the low \$300,000s.
- Moratoria and Interim Zoning Provisions: A moratorium like the one proposed in this article is a temporary protective measure to prevent a property owner's right to obtain development approvals while the community considers and potentially adopts more permanent, comprehensive changes to its regulations. A recent local example of a moratorium was the Town's temporary moratorium on recreational marijuana establishments, which was effected in April, 2017 and retired in December, 2018 when Town Meeting approved Section 8.3, Standards for Marijuana Uses, of the Zoning Bylaw. Moratoria are typically reserved for instances where new or changing circumstances are not adequately dealt with by current regulations. Careful attention is needed in adopting such moratoria ensure that they are able to withstand court challenges. As described in the Handbook of Mass Land Use and Planning Law (Bobrowski Guide), moratoria should be accompanied by 1) an interim zoning provision, and 2) a specific scope or plan for what is to be studied during the moratorium to develop appropriate revisions to protect the public health, safety, or welfare.<sup>4</sup>

The interim zoning provision is a substitute bylaw which outlines what shall be permitted over the duration of the moratorium and to which zoning districts and areas the provisions apply. The

<sup>&</sup>lt;sup>4</sup> Bobrowski, Mark. Handbook of Massachusetts Law of Land Use and Planning Law (3<sup>rd</sup> Ed.).

interim zoning provisions should incorporate factors such as intent of the moratorium, interim district boundaries or area subject to the moratorium, permitted uses, special provisions, appeal procedures, and so on. Without providing this information, it is unclear if all demolition in town is prohibited, or if property owners will be allowed to commence additions, renovations, or partial demolition projects. Under the proposed amendment, a restriction on complete or partial demolition would be in place for two years.

The applicant has provided a scope describing what is to be studied during the moratorium (see 8.4.3, below), although it is inconclusive on how the data and questions proposed by the applicant relate to the moratorium. There are several reports, plans, and studies in progress or recently completed that address the scope identified by the applicant and are following community-informed plans for implementation.

- Regarding collection of statistics on teardowns, a comprehensive study of the impacts of demolitions and replacement homes was recently conducted by DPCD and resulted in the 2019 Report on Demolition and Replacement Homes. The report was created in response to 2018 request at Town Meeting to expand Arlington's Demolition Delay bylaw, in part to meet historic preservation goals but also to address the perception that demolitions of smaller, older homes were driving a loss of affordability in Arlington. The report explores the demolition of Arlington residential structures and associated impacts on several factors in Arlington's residential neighborhoods, such as housing affordability, historic preservation, neighborhood demographics, neighborhood character, and the impact of construction activity on abutters.
- Regarding the environmental impact of new construction versus renovation and reuse, the Net Zero Plan<sup>6</sup>, which was completed earlier this year, has outlined a plan and actions to guide the Town toward its goal of net zero by 2050, which includes policy changes.
- Regarding establishing a plan to preserve housing that represents an era of architectural history, the Historic Preservation Survey Master Plan<sup>7</sup>, completed in 2019, lays out a plan for future historic preservation activities. The plan identifies areas and neighborhoods for future inventory projects, which if voted to the local inventory by the AHC would preserve housing that represents different eras of Arlington's architectural history.
- Regarding surveying the community about housing, the 2020 Envision Arlington Annual Town Survey asked a series of questions about housing. A full report on this survey is available on arlingtonma.gov/envision.<sup>8</sup>
- Regarding developing and implementing a plan to increase our quota of affordable housing
  to the 10% state recommendation, the Town, through DPCD and specifically the Housing
  Plan Implementation Committee with this year's update to the Housing Production Plan, is
  actively working to address the loss of affordability in Arlington through the diversification
  of housing stock and support the creation and preservation of affordable housing
  development. The Plan lays out clear housing goals, including creating and preserving
  permanently deed-restricted affordable housing.

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<sup>&</sup>lt;sup>5</sup> Report on Demolition and Replacement Homes (2019):

https://www.arlingtonma.gov/home/showpublisheddocument?id=47415

<sup>&</sup>lt;sup>6</sup> Arlington's Net Zero Action Plan (2021):

https://www.arlingtonma.gov/home/showpublisheddocument?id=55139

<sup>&</sup>lt;sup>7</sup> Historic Preservation Survey Master Plan (2019):

https://www.arlingtonma.gov/home/showpublisheddocument?id=48668

<sup>&</sup>lt;sup>8</sup> Envision Arlington 2020 Town Survey: Report on Survey Responses: https://www.arlingtonma.gov/home/showpublisheddocument?id=54498

• Consistency with the Master Plan and Housing Production Plan: The Master Plan notes that high residential real estate values have led to the demolition and replacement of smaller scale houses (page 88) and suggests that the Town explore changes to setback requirements and floor area ratios. This was noted as part of a report that the Department of Planning and Community Development released on Demolitions and Replacement Homes. The recommendation of that report was to develop Residential Design Guidelines and a process to implement those guidelines before making regulatory changes. Prior to that effort, the Residential Study Group implemented the Residential Construction Control Agreement (aka the Good Neighbor Agreement) and updated it, made zoning amendments to address half-stories and driveway slopes.

As described in other recent memoranda, the Town is commencing an update to the Housing Production Plan, which will include identifying the community's goals for preserving and expanding upon the Town's existing affordable housing supply and researching how the Town's existing strategies can be enhanced to best reach those goals. DPCD looks forward to looking holistically at a coordinated set of strategies for updating key components of the Town's affordable housing requirements.

#### Amend Section 8 of the Zoning Bylaw to add Section 8.4

#### 8.4 Moratorium on demolition of small affordable houses

#### 8.4.1 Purpose

The purpose of this section 8.4 is to:

- Allow the town time to develop and implement a realistic plan to increase affordable housing while preserving some homes that are moderately affordable.
- Support the Net Zero Action Plan whose goal is to guide the Town of Arlington to a future where, by 2050, net emissions of carbon dioxide and other greenhouse gases attributable to all sources in Town are zero.
- Reuse and renovate buildings which has a lower embodied energy impact on the environment than new construction
- Preserve mature trees and green spaces which are carbon consuming
- Preserve an era of architectural history

#### 8.4.2 Applicability

The moratorium applies to residential structures built during or prior to 1950 and have a footprint of 1,000 square feet or less.

#### 8.4.3 Temporary Moratorium

For the reasons set forth above and notwithstanding any other provision of the Zoning Bylaw to the contrary, the Town hereby adopts a temporary moratorium on the demolition, in whole or in part, of older small affordable houses built before 1950 with a footprint of less than 1000 square feet, until June 2023 or when the Town establishes a method of protecting such houses in order to promote the Town's goals of economic diversity and affordability, whichever first occurs. During the moratorium period, the Town shall undertake to:

- Collect statistics on teardowns, including but not limited to:
  - o selling price of house torn down and price of replacement house

<sup>&</sup>lt;sup>9</sup> https://www.arlingtonma.gov/home/showpublisheddocument?id=47415

- the percentage of moderately affordable homes that never reach the open market (direct sale to developer without being publicly listed)
- What is the percentage of all moderately affordable homes that are sold to new residents and what become tear downs?
- <u>Using research evaluate the environmental impact of a teardown versus renovation and reuse</u>. Publish this information.
- Establish a plan to preserve housing that represents an era of architectural history
- <u>Survey residents and town employees about housing. How many people want to live in</u> Arlington but can't afford it?
- <u>Develop and implement a plan to increase our quota of affordable housing to the 10% state</u> recommendation.

#### 8.4.4 Severability

The provisions of this bylaw are severable. If any paragraph, sentence, or clause of this bylaw or the application thereof to any person, establishment, or circumstances shall be held invalid, such invalidity shall not affect the other provisions or application of the bylaw.

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A Warrant Article to amend the Zoning Bylaw has been inserted by the Redevelopment Board at the request of Ted Fields and 10 registered voters:

#### Article 49 ZONING BYLAW AMENDMENT/SIDEYARD SKY EXPOSURE PLANES

To see if the Town will vote to or take any action related thereto: To amend Section 5.3 of the Zoning Bylaw by inserting, at the end thereof, a new sub-section 5.3.23 which describes the Purpose & Intent, Applicability, Definitions, Standards by District, Dimensional and Density Regulations and Exceptions for Sideyard Sky Exposure Planes to accommodate new construction while protecting public health, safety and welfare in Residential Zoning Districts.

(Inserted by the Redevelopment Board at the request of Ted Fields and 10 registered voters)

Mr. Fields' proposed amendment has been carried over after deferral from 2020 Annual Town Meeting. Mr. Fields provided supporting information, which is attached with the agenda.

The staff provides the following additional considerations relevant to this article:

- Comments from Residential Study Group (RSG) Mr. Fields brought an earlier version of this
  Warrant Article to the RSG in 2018. The members of the RSG expressed concern with the
  unintended consequences of this sort of bylaw and that it was too restrictive. The RSG had
  concern about the effects of dormers that might be constructed. Additionally, it was noted that
  height is not necessarily a stumbling block related to solar permits; rather trees are more of an
  issue.
- Usability of the Warrant Article The Warrant Article attempts to regulate the hypotenuse of a triangle created with the other two legs being the side yard setback and the height of the structure. The simpler way to address the mass of structures might be to adjust the required heights and setbacks of various structures in each zoning district, or simply regulate the size of dormers, which this article does in part as well. The ARB might want to consider whether the current requirements for height and setbacks are sufficient to protecting the Warrant Article's stated purposes. In addition, the exemption for additions seems to be at odds with the purpose of the article as well. Although a large addition needs further review by the ZBA, even a modest sized addition could result in the same condition that this article seeks to address.
- Solar access The Warrant Article states that one of its purposes is to protect solar access. The practical effect of this Warrant Article might lead to changes in the orientation of the gable end of a roof from front to back to side to side. Depending on the orientation of the street, the Warrant Article might limit the productivity of solar panels if the street is oriented east to west. Additionally, Section 9B of MGL Chapter 40A provides for certain protections for solar access, including allowing the establishment of buffer zones, regulating planting and trimming of tress on public property, allowing an exemption from setbacks building heights, and coverage, and issuing special permits that protect sunlight for solar energy systems. The ARB may want to consider these options for solar access.
- Relationship to the Residential Design Guidelines During 2020, the Design Review Working Group (DRWG) and DPCD staff worked with Harriman to develop residential design guidelines for single- and two-family structures in the R0, R1, and R2 Zoning Districts. The Arlington Residential Design Guidelines<sup>10</sup> were released in December 2020, with support from the ARB, ZBA, and the Design Review Working Group. The Residential Design Guidelines provide area-

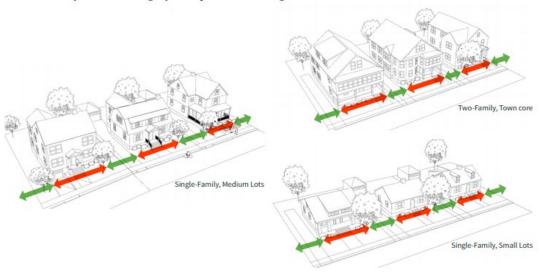
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<sup>&</sup>lt;sup>10</sup> https://www.arlingtonma.gov/home/showpublisheddocument?id=54518

specific strategies to balance creative freedom with guidelines to encourage welcoming and walkable neighborhoods. Rather than regulating through hard numbers, the design guidelines can give designers and community stakeholders more flexibility to find creative solutions.

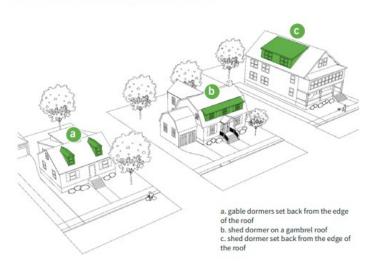
The Residential Design Guidelines provide clear guidance for specific areas of town and for specific types of houses, as well guidance for a specific home's relationship to other houses on the block and to the streetscape. For example, and strongly related to this article, the design guidelines recommend "new houses and significant additions should be oriented and located in a way that is consistent with their Neighborhood Block Category" with the accompanying graphic (see page 19):

### Side Yards should reinforce the existing spacing between houses and provide enough privacy between neighbors.



Further, the design guidelines provide clear recommendations for dormers (page 36):

#### **Dormers and other Roof Elements**



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Overall, the Residential Design Guidelines provide clear and concise information and detailed recommendations that are clear to understand.

• Consistency with the Master Plan – In the places where the Master Plan discusses mansionization (page 88), it suggests that adjustments to setback requirements and the floor area ratio might be considered to control the size and scale of replacement housing. This was noted as part of a report that the Department of Planning and Community Development released on Demolitions and Replacement Homes. 11 The recommendation of that report was to develop Residential Design Guidelines and a process to implement those guidelines before making regulatory changes.

#### Add Section 5.3.23

#### 5.3.23 Side Yard Sky Exposure Planes

- A. Purpose and intent. This Section is to accommodate new construction in residential zoning districts R0, R1, and R2 while protecting the health, safety and general welfare of the community and further:
  - (1) Encourage the use of solar energy systems and protect solar access;
  - (2) <u>Protect the right of neighboring property owners to the use of their property within other zoning restrictions;</u>
  - (3) <u>Preserve views;</u>
  - (4) <u>Promote privacy.</u>
- B. Applicability. The sky exposure plane standards in this section shall apply to one-family dwellings and accessory buildings or structures exceeding 100 square feet in building area, erected under a Building Permit for New Construction issued after January 1, 2022, or as may otherwise be specified in these Bylaws.
- <u>C.</u> <u>Definitions.</u>
  - Side Yard Sky Exposure Plane: A plane that begins on a side yard lot line of a parcel at a specified starting elevation (based on the average finished grade of the ground adjoining that lot line), then extends vertically and horizontally toward the center of the lot along a slope perpendicular to that lot line until it reaches the maximum permitted height in the underlying zoning district or intersects with a Side Yard Sky Exposure Plane from another of the parcel's lot lines. The Slope and the Starting Elevation for the Side Yard Sky Exposure Plane may vary for separate lot lines of a lot.
  - (2) Slope: The vertical rise of a Side Yard Sky Exposure Plane above the horizontal, expressed as a ratio of Rise (Vertical distance) to Run (Horizontal distance).
    - A Side Yard Sky Exposure Plane with a slope of 2.5:1 rises two and one half (2.5) feet vertically for every one (1) foot of horizontal distance away from its starting point.
    - A Side Yard Sky Exposure Plane with a slope of 2:1 rises two (2) feet vertically for every one (1) foot of horizontal distance away from its starting point.

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<sup>&</sup>lt;sup>11</sup> https://www.arlingtonma.gov/home/showpublisheddocument?id=47415

- A Side Yard Sky Exposure Plane with a slope of 1.5:1 rises one and one half (1).5 foot vertically for every one (1) foot of horizontal distance away from its starting point.
- (3) Starting Elevation: The vertical distance at or above the average finished grade of the ground adjoining a lot line, specified in Section 5.3.23, Table 1: Dimensional and Density Regulations, which marks the starting point of a Side Yard Sky Exposure Plane.

#### D. Standards by district.

- (1) No building or structure; or portion thereof; shall be constructed or maintained beyond the Side Yard Side Yard sky exposure plane set forth in Section 5.3.23 Table 1, except as provided for in Section 5.3.20 and Section 5.3.23 F.
- (2) Where a building or structure is subject to a Side Yard Sky Exposure Plane begins at a lot line bordering or within a different district, the stricter limitation shall apply.
- <u>E.</u> <u>Dimensional and Density Regulations Table revisions:</u>

<u>Section 5.3.23. Table 1: Dimensional and Density Regulations – Side Yard Exposure Planes</u>

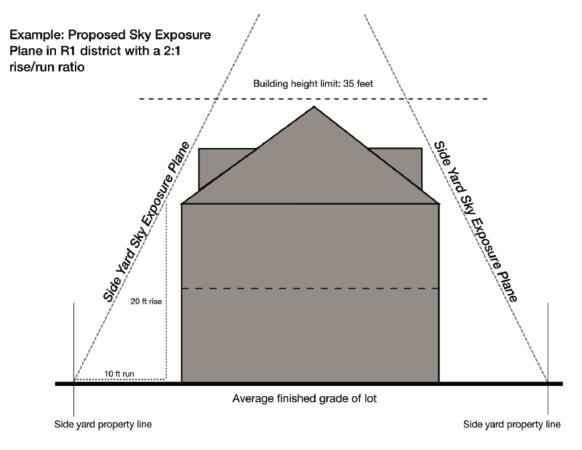
<u>District Designation</u>	Side Lot Line Slope (Rise/Run)	Side Lot Line Starting Elevation
<u>R0</u>	1.5 ft : 1 Ft	0 feet above side lot line
<u>R1</u>	<u>2 ft : 1 ft</u>	0 feet above side lot line
<u>R2</u>	2.5 ft : 1 ft	0 feet above side lot line

- F. Exceptions to Side Yard Sky Exposure Planes in R0, R1 and R2 districts.
  - (1) The following structural elements may encroach beyond the Side Yard Sky Exposure Plane as specified below:
    - Roof overhangs or eaves that extend horizontally no more than two feet (24")
       beyond the Side Yard Sky Exposure Plane;
    - Roof-mounted solar energy systems mounted flush to the roof surface, or at an angle measured from a horizontal plane of no more than 15 degrees, provided that no supporting structure or equipment extends beyond the Side Yard Sky Exposure Plane:
    - Gable roof-ends that extend no more than seven and one half (7.5) feet vertically and horizontally beyond the Side Yard Sky Exposure Plane, including any roof overhang;
    - Dormers, provided that: a. The highest point of any dormer does not exceed the height of the primary roof ridge; b. All dormers extend no more than five (5) feet horizontally and five (5) feet vertically beyond the Side Yard Sky Exposure Plane, including any roof overhang; c. The combined width for all dormers does not exceed fifty percent (50%) of the length of roof on which they are located;
  - (2) The Side Yard Sky Exposure Plane regulations set forth in Section 5.3.23 A shall not apply to the structural elements described in Section 5.3 as exceptions to the height limitations in Section 5.3.20.

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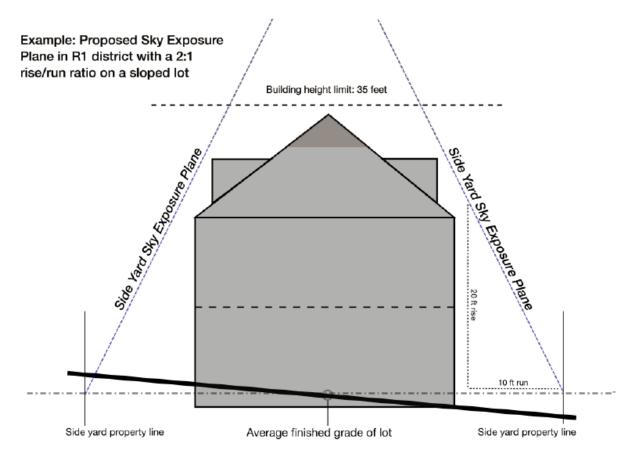
(3) Side Yard Sky Exposure Planes in R0, R1 and R2 districts are not applicable to one-family dwellings erected under a building permit issued after January 1, 2022 which meet the definition of Affordable Units as defined in Section 2 and are rented or sold to Eligible Households as defined in Section 2.

#### Illustration A. SideYard Sky Exposure Planes



This image is for illustrative purposes only. It is not part of the Arlington Zoning Bylaw

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This image is for illustrative purposes only. It is not part of the Arlington Zoning Bylaw

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A Warrant Article to amend the Zoning Bylaw has been submitted by James Fleming and 10 registered voters:

#### Article 44

#### **ZONING BYLAW AMENDMENT/PARKING MINIMUMS**

To see if the Town will vote to amend the Zoning Bylaw for the Town of Arlington to reduce or remove minimum vehicular parking requirements in some or all business zoning districts; or take any action related thereto.

(Inserted at the request of James Fleming and ten registered voters)

The text of the amendment follows these additional considerations relevant to this article:

Affects B1, B2, B2A, and B4 Districts – In 2020, Special Town Meeting voted to give Special
Permit Granting Authorities the ability to reduce or eliminate the amount of parking required for
a business in the B3 or B5 Zoning Districts through the granting of a special permit, should the
applicant be able to demonstrate that there is adequate on-street or municipal parking nearby.
Article 44 extends this provision to the remaining business districts (B1, B2, B2A, and B4) if an
applicant seeking relief from the parking requirements has a business with a gross floor area
(GFA) of less than 6,500 square feet.

The B1, B2, B2A, and B4 Zoning Districts are primarily located along Massachusetts Avenue and Broadway, with a few scattered parcels on Chestnut, Summer, Mystic, and Lowell Streets. Based on Town GIS data, there are 384 total properties<sup>12</sup> in these four districts; 307 have businesses have a GFA of less than 6,500 square feet. The table below and the attached map identifies the location of properties within the scope of this amendment.

Properties within the scope of the proposed amendment

rioperties within the scope of the proposed amendment						
District	Properties	% of total parcels in district	On local inventory or in historic district			
B1	87	72%	29			
B2	55	69%	9			
B2A	19	46%	0			
В4	107	75%	7			
Total	268	70%	45			

As stated in the definition and purpose in the Zoning Bylaw, the intent of the B1 and B2 Zoning Districts is to preserve smaller scale commercial activity and maintain pedestrian traffic. While the intent of the B2A Zoning District is more explicitly auto oriented, referring to the need to ensure ample parking, this district is impacted by the GFA restriction more than other business Zoning Districts. The B4 Zoning District is also auto oriented, although the bylaw notes that the Town encourages conversion of these properties to other uses or mixed-use development as automotive businesses close. In each business district, on-street parking is available.

This Article would provide the Boards with greater flexibility and case-by-case consideration of parking adjustments beyond the currently allowable parking reduction, especially for a commercial change of use within existing storefronts.

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<sup>&</sup>lt;sup>12</sup> The Assessor and GIS dataset used for this analysis provides information on individual properties; in many cases, multiple properties are located on the same parcel.

• Impractical, inefficient, and sometimes unnecessary to create parking — The average lot size for parcels within the scope of this amendment is 2,510 square feet. In many cases, the coverage of the lot is at or near 100% (see building footprints on attached map). Due to these conditions, property owners and commercial tenants cannot create new parking on these parcels without significant building or lot reconfiguration, or conversion of existing parcels to surface parking lots. Additionally, 45 (15%) of structures within the scope of this article are listed on the Arlington Historical Commission's (AHC) *Inventory of Historically or Architecturally Significant Buildings*, which according to Title VI, Article XI of the Town Bylaw places a priority on preservation of the building rather than creating new parking. These properties are noted on the attached maps with an asterisk.

The existing parking requirements in the Zoning Bylaw can create a situation where the space required for off-site parking for a development or change of use can be almost as large the use itself. The bylaw requires approximately 153 square feet of parking space per vehicle—255 square feet if a driving aisle is required. Under this requirement, the owner of a 1,700 square foot property without on-site parking who wanted to change an existing use to "other retail or service use" would be required to provide six off-street parking space. The resulting parking lot would need to be 1,530 square feet, or 90% of the total GFA of the property.

Private on-site parking also works against the Town's commercial development goals. In the past this barrier has restricted the establishment of new businesses along Arlington's commercial corridors. Prior to the amendment adopted at Special Town Meeting in 2020, the ZBA recognized this barrier and approved variance requests for new restaurants to open in spaces where there was no ability to create new parking in four separate instances: 1314 Mass Ave (#3612), 193-201 Mass Ave (#3281 and #2952), and 190 Mass Ave (#2952). Requiring businesses to seek a variance to open a business is a high bar, and forces business owners to take on additional and potentially burdensome pre-development costs.

As has been demonstrated in prior communications with the Redevelopment Board, the current supply of on-street parking is often sufficient to meet or even exceed demand, even in the three primary commercial districts. The B1, B2, B2A, and B4 districts are located along the periphery or between of these busier commercial areas, with an adequate supply of on-street parking.

• Alternate ways to access business districts are readily available — As shown on the attached maps, properties zoned B1, B2, B2A, and B4 are along or in proximity to Mass Ave, Broadway, and other primary roadways in Arlington. Mass Ave carries the majority of MBTA bus lines through town, including Route 77, an MBTA Key Bus Route due to its high ridership and connection to the MBTA system. These bus routes converge and provide direct transit access to the business districts. In addition, the Minuteman Bikeway runs roughly parallel to Mass Ave and provides pedestrian and bicyclist access to each of the business zoning districts. Arlington recently became a part of the Bluebikes regional bike share system with stations in Arlington Center and Capitol Square, at the Railroad Lot and the Bikeway, and at Mass Ave and Grafton Street, respectively. Finally, multifamily housing along Arlington's commercial corridors provides convenient pedestrian access to these businesses for residents. Access to these business districts through non-driving modes reduces the need for off-street parking.

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<sup>&</sup>lt;sup>13</sup> Section 6.1.11 (Parking and Loading Space Standards), and Section 6.1.11.C.(3) respectively. The minimum aisle width of 12' for parallel parking spaces multiplied by the typical minimum width of 8.5' as noted in the average parking space dimensions above.

- Requires consideration of Transportation Demand Management (TDM) measures and other options This article does not grant a reduction or completely remove parking requirements by right. Applicants must demonstrate a shared parking, off-site parking, and/or TDM plan per Section 6.1.5 of the Zoning Bylaw. Shared parking and TDM measures can help address employee parking; off-site parking can help address the need for customer or visitor parking. Through a Special Permit request, the ARB or ZBA can assess the applicant's proposals, determine whether an applicant's plan will offset the parking requirements, and evaluate over time if there will be a cumulative effect on parking availability in the business districts.
- Consistency with the Master Plan and Sustainable Transportation Plan The Master Plan indicates that parking requirements that reflect the actual need for parking should be developed to manage parking in commercial areas (Recommendation 5 of Traffic & Circulation, page 68). The proposed amendment is consistent with this goal and acknowledges that meeting the existing requirements of the Zoning Bylaw's off-street parking regulations is challenging or impossible along Arlington's commercial corridors. The amendment also addresses the Sustainable Transportation Plan (Connect Arlington) and the Net Zero Action Plan goals of supporting all aspects of mobility, including walking, bicycling, public transportation, driving, shared mobility, and micro mobility. This Warrant Article may help encourage business owners to identify other more sustainable mobility options for both customers and employees to access their business, including additional TDM measures.

#### Amend section 6.1.5 of the Zoning Bylaw by the addition of:

#### 6.1.5. Parking Reduction in Business, Industrial, and Multi-Family Residential Zones

When the applicable Special Permit Granting Authority determines that a business in the B3 or B5 District has no ability to create new parking onsite and that there is adequate nearby on-street parking or municipal parking, it may reduce to less than 25 percent or eliminate the amount of parking required in the Table of Off-Street Parking Regulations. In those circumstances, the applicable Special Permit Granting Authority may require the applicant to incorporate methods set forth in subparagraphs A., B., and C. of this section. The reductions described in this paragraph do not apply to residential use classes identified in Section 5.5.3. and are in addition to the exemption from the parking requirements for the first 3,000 square feet of non-residential space in a mixed-use development as set forth in Section 6.1.10.C. The applicable Special Permit Granting Authority may exercise this capability if the business meets any of the following conditions:

- (1) The business is located in the B3 or B5 District;
- (2) The business is located in any other business zoning district identified in Section 5.5.1, and the gross floor area is not more than 6500 square feet;

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#### Article 37 ZONING BYLAW AMENDMENT/MULTIFAMILY ZONING FOR MBTA COMMUNITIES

To see if the Town will vote to amend the Zoning Bylaw to comply with M.G.L. c. 40A to allow multifamily housing to be permitted as of right with a minimum gross density of 15 units per acre without age restrictions and suitable for families with children in the districts within one half-mile from the Alewife MBTA Station by amending SECTION 2 DEFINITIONS, SECTION 3 ADMINISTRATION AND ENFORCEMENT, SECTION 4 ESTABLISHMENT OF DISTRICTS, SECTION 5 DISTRICT REGULATIONS, SECTION 6 SITE DEVELOPMENT STANDARDS, and SECTION 8 SPECIAL REGULATIONS; or take any action related thereto. (Inserted at the request of the Redevelopment Board)

#### **Background**

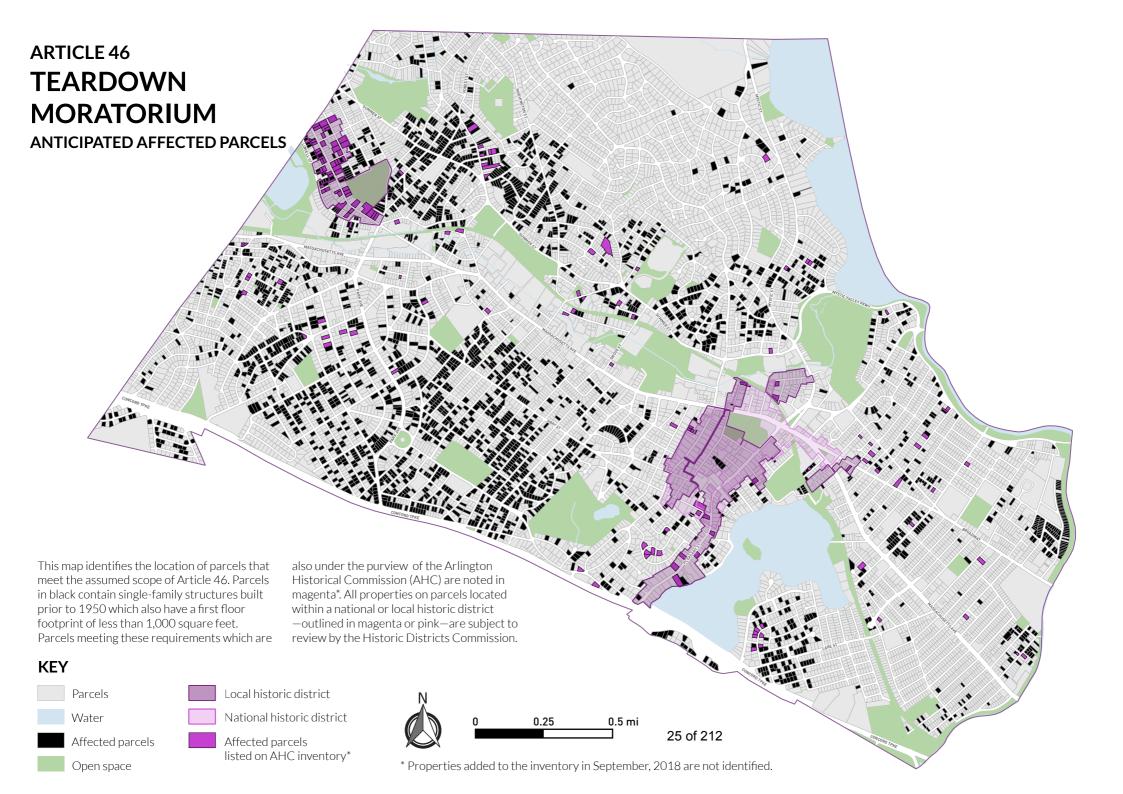
The Economic Development Bond Bill was signed into law by Governor Baker on the morning of January 15, 2021. Included in the law is a requirement for MBTA Communities, including Arlington, to zone for multifamily housing by right. These amendments are now codified in c. 40A the Zoning Enabling Act. The zoning must allow multifamily housing without age restrictions and be suitable for families with children, be of a reasonable size, have a minimum gross density of 15 units per acre and be located not more than a half-mile from a commuter rail station, subway station, ferry terminal, or bus station. This requirement becomes effective 90 days from when the Governor signed the bill. Additionally, if a MBTA Community does not comply with this requirement, it will no longer be eligible for funds from the Housing Choice Initiative, the Local Capital Projects, or the MassWorks Infrastructure program.

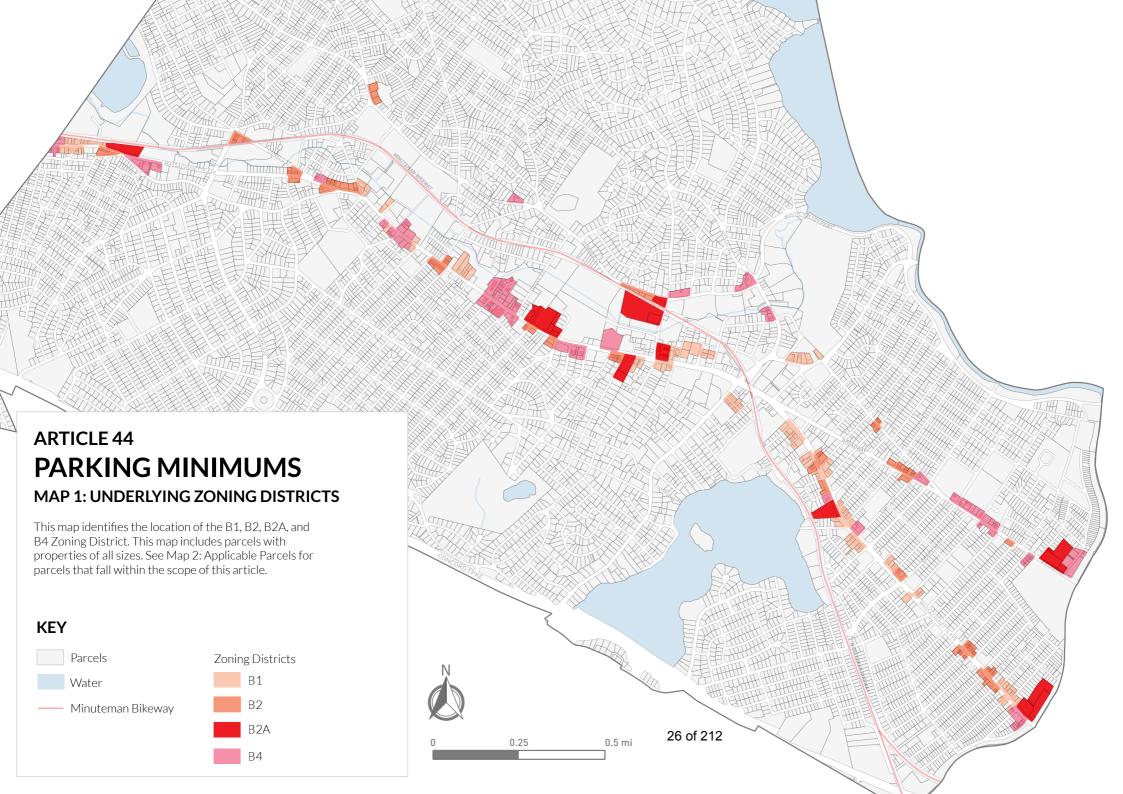
Due to the timeline and the approaching Town Meeting, on January 25, 2021, the ARB voted to submit this article to the 2021 Annual Town Meeting warrant, which happened by the deadline of January 29, 2021. On January 29, 2021, the state indicated that the eligibility for the above-referenced programs would not be affected for the upcoming grant round. Subsequently, the state released additional guidance<sup>14</sup> relative to the requirement, although it is still lacking in specificity to equip the Town with necessary guidance to proceed with an amendment.

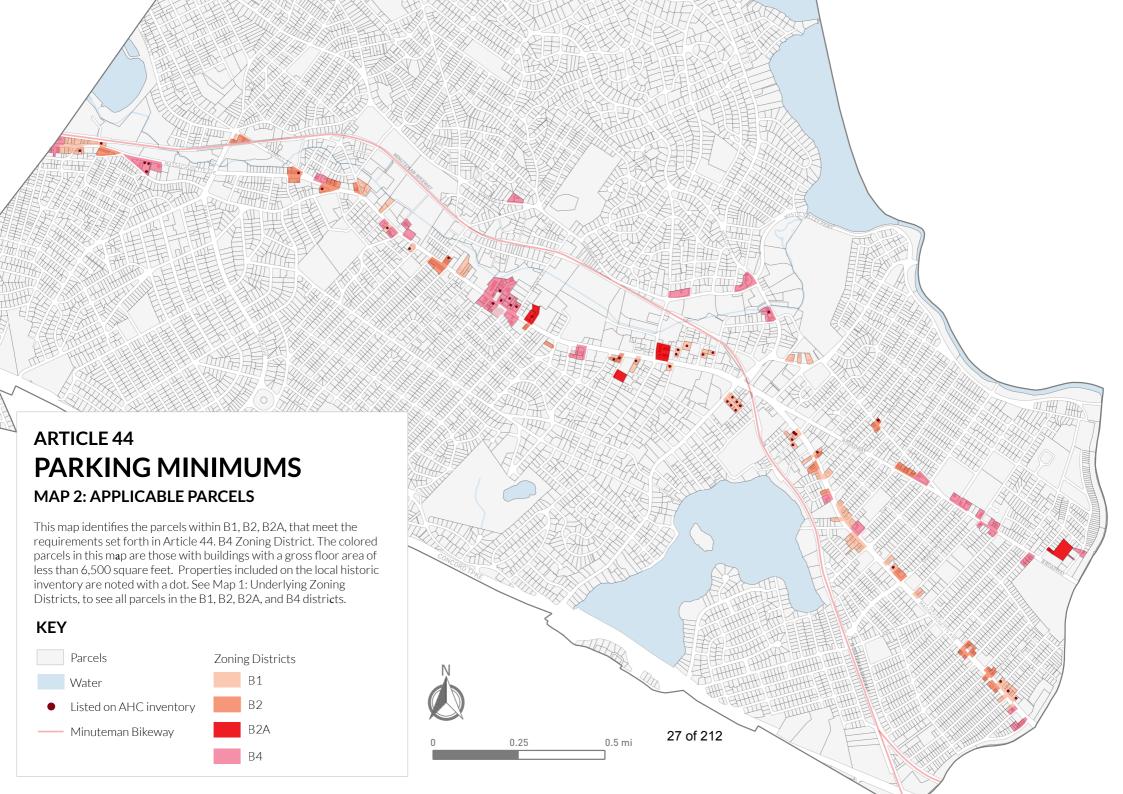
On February 8, 2021, the DPCD staff presented a proposal to the Redevelopment Board for consideration under this requirement. At that meeting, the ARB, weighing the proposal, public testimony, the lack of clear guidance from the MBTA and MA Department of Housing and Community Development, and the confidence that eligibility for the above-referenced grant programs will be maintained for the upcoming grant round, voted to defer action on this requirement until a future Town Meeting. As such, it is anticipated that the ARB will await further guidance on this topic and recommend a vote of No Action on this Article.

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<sup>&</sup>lt;sup>14</sup> https://www.mass.gov/info-details/housing-choice-and-mbta-communities-legislation#preliminary-guidance-for-mbta-communities-







### **Article 44: Parking Minimums**

2021 Arlington Town Meeting



### Solution: Allow Less Parking In Core Business Districts

Article 20 - 2020 Special Town Meeting

 Special Permit Authorities are allowed to remove parking requirements for core business districts (B3/B5) if creating new parking would be impractical or unnecessary



## Arlington Heights / Brattle Square







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# Arlington High School







## East Arlington







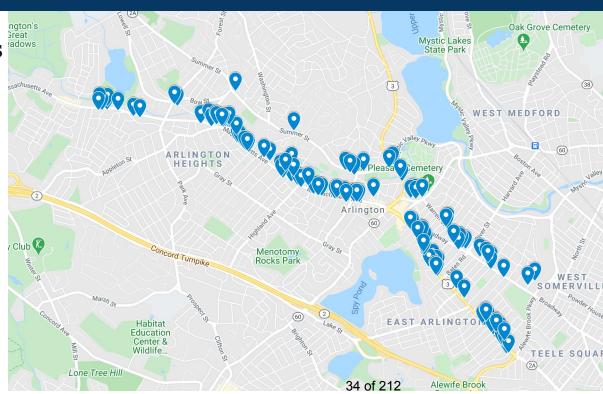






### And more...

- Pedestrian storefronts
- Neighborhood offices



### Proposal: Allow Less Parking In All Business Districts

• Special Permit Authorities are allowed to remove parking requirements for core business districts (B3/B5) if creating new parking would be impractical or unnecessary

• Outside B3/B5, Special Permit Authorities cannot reduce parking to less than 25% of the otherwise required amount

• This proposal would extend these provisions to other business districts, if the gross floor area is under 6500 sq. ft.

### What this proposal does **not** do

- No changes to industrial, residential, or mixed-use parking requirements
- No changes to on-street or accessible parking
- Does not completely remove parking requirements for business districts

# What's Changing?

6.1.5. Parking Reduction in Business, Industrial, and Multi-Family Residential Zones

When the applicable Special Permit Granting Authority determines that a business in the B3 or B5 District has no ability to create new parking onsite and that there is adequate nearby on-street parking or municipal parking, it may reduce to less than 25 percent or eliminate the amount of parking required in the Table of Off-Street Parking Regulations. In those circumstances, the applicable Special Permit Granting Authority may require the applicant to incorporate methods set forth in subparagraphs A., B., and C. of this section. The reductions described in this paragraph do not apply to residential use classes identified in Section 5.5.3. and are in addition to the exemption from the parking requirements for the first 3,000 square feet of non-residential space in a mixed-use development as set forth in Section 6.1.10.C. The applicable Special Permit Granting Authority may exercise this capability if the business meets any of the following conditions:

- (1) The business is located in the B3 or B5 District;
- (2) The business is located in any other business zoning district identified in Section 5.5.1, and the gross floor area is not more than 6500 square feet;

# Goals

- Make it easier to comply with parking requirements
- Preserve value of existing buildings

# Background - Example Parking Minimums

## • A parking space requires about 300 sq-ft of pavement

1 1	<b>,</b> 1
Business or Industrial Use	
Auto sales, similar retail and service establishments with extensive display areas that are unusually extensive in relation to customer traffic	For outdoor display areas, 1 space per 1,000 sq. ft. of lot area used for these purposes
Hotel/motel	1 space per sleeping room, plus 1 space per 400 sq. ft. of public meeting area or restaurant space
Other retail or service use	1 space per 300 sq. ft. of gross floor area
Office, business or professional	1 space per 500 sq. ft. of gross floor area
Wholesale business and storage	1 space per 1,000 sq. ft. of gross floor area
Manufacturing, Light	1 space per 600 sq. ft. of gross floor area or 0.75 spaces per employee of the combined employment of the two largest successive shifts, whichever is greater
Office, medical or clinic	4 spaces per physician, dentist, practitioner
Public, Recreational or Entertainment	
Municipal facility	1 space per 3 employees on the largest shift
Indoor Motion Picture Theater, restaurant, gymnasium, auditorium or similar place of public assembly with seating facilities	1 space per 4 seats of total seating capacity. Seasonal outdoor seating for restaurants shall not count toward total seating capacity
Health club or indoor athletic facility	1 space per 300 sq. ft. of gross floor area 39

# Background - Effects Of Parking Minimums

- Parking is less valuable than building
- Walgreens provides 4x property tax but uses
   18x land

	Walgreens	Regina's Gifts
Land Area (acre)	1.5	1/12
Property Value (\$mm)	4.32	1.04



# Summary

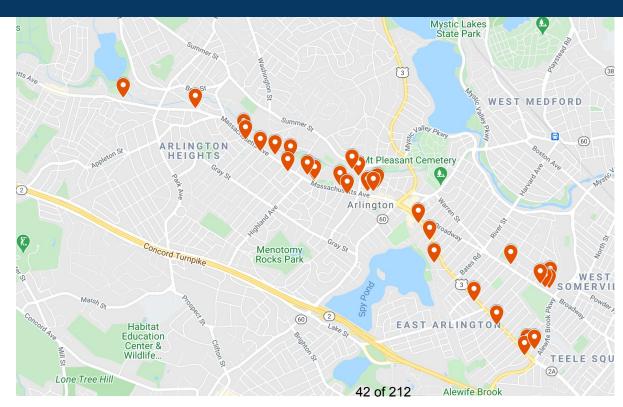
• Special Permit Authorities will be allowed to remove parking requirements for all business districts if creating new parking is impractical or unnecessary, depending on the zoning district and floor area

• Parking requirements make it hard to reuse some buildings

 Businesses that meet parking requirements generally are less valuable than they otherwise could be

# What areas are **not** affected?

- Grocery Stores
- Large Retailers
- Other large business



Thank you! James Fleming, precinct 3, article proponent.

This picture was taken a few weeks ago, when the sign for The Heights Pub went up over the old 5 & dime, to great praise from local residents. Locals also remember how long it took to get approval, that it might not have happened at all, and expressed their displeasure to the Zoning Board of Appeals.

What was the problem? The store was built around 1970, before the current zoning bylaw and, importantly, before off-street parking requirements. When 5 & dime closed and the pub wanted to open, the pub was on the hook for adding parking to comply with the bylaw. Look at the building. Where would you add parking? There's no room at the back, and no business is going to spend money demolishing part of the building to add parking. The requirement just makes it harder to start a business, so storefronts stay empty for longer. (next slide)

Luckily, the ZBA was able to make it work, so the pub *is* going in. And the ARB introduced Article 20 to the last TM to allow removing parking requirements in core business areas by special permit. Sounds great! Problem solved, right? Well, not really. The same problem can happen elsewhere. (next slide)

In Arlington Heights. (next slide)

Near the High School. (next slide)

In East Arlington. (next slide)

And dozens of other small storefronts and offices. I think it's unfair that these businesses don't get the same benefit as core business areas. These areas matter to local residents. I live near Broadway, and if some exciting new business couldn't happen because they hit the same issue as the pub, I'd be *really* frustrated. (next slide)

This article extends Article 20 to other business districts, if the gross floor area is under 6500 sqft. Why 6500? It's a small number that includes most pedestrian storefronts and neighborhood offices. I figured limiting the floor area would make it easier to pass Town Meeting, but I'm not married to that number, or even to a number at all. (next slide)

This proposal changes nothing about other districts, on-street or accessible parking. (next slide)

What's actually changing? Basically I took the text of Article 20, and rearranged it to support a list of situations it applies in. You can see here that number 1 is just a rewritten Article 20, and number 2 is my addition. (next slide)

The goals of this proposal are to 1) make it easier to comply with parking requirements, and 2) to preserve existing building value. We just covered number 1, so let's talk about number 2. (next slide)
This is an excerpt from the zoning bylaw, describing how much parking a business must provide. A parking space is about 300 sqft. In the worst case, a business must provide 300 sqft of parking for every 300 sqft of actual business. (next slide)

To show the effect this has, here's a comparison of two businesses in Arlington. On top is Walgreens in East Arlington, below is Regina's gifts near the high school. According to town records, Regina's is worth a million dollars. Walgreens is worth four times that. Sounds great, right? Thing is, Walgreens has a huge lot, while Regina's has a tiny little lot. Walgreens provides 4x the tax revenue, but uses 18x the land. Think about that. Little Regina's, built 100 years ago, provides more tax revenue for the land it uses, than a Walgreens built in

the 80's. Regina's is a financial powerhouse. You couldn't build that today, because of parking requirements. Looking at how valuable it is, and how the town wants more commercial tax base, we should want more places like Regina's. (next slide)

In summary, this article would allow special permit authorities to remove parking requirements in all business districts, if creating new parking is impractical or unnecessary, depending on the zoning and the floor area.

You should support this because the requirements make it hard to reuse some buildings, and because businesses which actually meet parking requirements are less valuable than they could be.

Thank you.

### Summary

This Article would let Special Permit Authorities (ARB/ZBA) reduce parking requirements to as low as zero in all business districts, if the business is in a B3/B5 district (Arlington Heights, Center, Capitol Sq), or if the gross floor area is under 6500 sqft.

If you'd prefer a spoken format, you can get one here - <a href="https://www.youtube.com/watch?v=OIJv-NEohlM">https://www.youtube.com/watch?v=OIJv-NEohlM</a>

## Background

The Heights Pub is set to open in 2021, to great praise from local residents. Local residents also remember how long it took to get approval and that it might not have happened at all. In comments to the Zoning Board of Appeals, they were irate to say the least.

What was the problem? The store was built around 1970, before the current zoning bylaw and, importantly, before minimum off-street parking requirements. When the old 5 & dime closed and the pub wanted to open, the pub was on the hook for adding parking to comply with the bylaw. In that particular building, there was no room at the back or front to add parking, and it didn't make sense to spend money demolishing part of the building to add parking. In this case, parking minimums just made it hard to start a business, so a storefront was empty for longer.

Luckily, the ZBA was able to make it work, so the pub *is* going in. And the ARB introduced Article 20 to allow removing parking requirements in core business areas by special permit, which passed the 2020 Special Town Meeting.

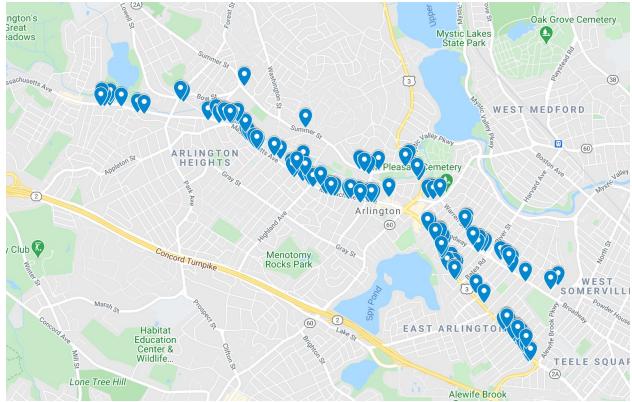
So what's the problem now? The problem is that the aforementioned Article 20 only covers Arlington Heights, Center, and Capitol Sq (B3/B5), and leaves out all other business districts. There are other buildings in Arlington that could hit the same problem the pub had, solely because they aren't in core business districts. If a pub wanted to open on Broadway, near where I live, they might have to hope the ZBA could pull off another miracle. I know I'd be annoyed. Moreover, it just doesn't seem fair to the pedestrian storefronts and neighborhood offices that aren't in core business districts.

## What's Changing

The aforementioned Article 20 only applied to Arlington Heights, Center, and Capitol Square (B3/B5 districts) This article extends the same provisions to all other business zoning districts, if the floor area is under 6500 sqft.

Why 6500 sqft? The attached table (Affected B1/B2/B2A/B4 parcels) is a mostly-but-not-fully-complete list of businesses outside B3/B5 districts, sorted by floor area. 6500 is an arbitrarily chosen number that would cover most businesses in Arlington, but leave out the biggest ones which have their own parking lots (e.g. Stop & Shop, CVS, Whole Foods, and others). That 6500 sqft number could be larger or smaller. The reason to keep it higher is to allow for more buildings to be flexible in their use.

Parcels with buildings under 6500 sqft are marked on the map below, for reference



## Is there enough parking?

Probably yes. The Town is not aware of a parking study covering these areas, anecdotally because there is ample parking. These areas are generally small in scale, often a couple of buildings with small storefronts. Additionally, these areas are located along business corridors with on-street parking, away from Arlington's core business districts. Some already have off-street parking, which reduces the demand for on-street parking. This article does not allow for reducing existing off-street parking.

Street Number	Street Name	Building Area (sqft)	Land Area (sqft)	Floor Area Ratio	Zoning District	URL	Address			
11	Boulevard Rd	682	4164	0.16 B	34	http://documents.arlingtonma.s3.amazonaws.com	11 Boulevard Rd Arlington MA			
1508	Mass Ave	1009	1400	0.72 B	31	http://documents.arlingtonma.s3.amazonaws.com	1508 Mass Ave Arlington MA	Threshold	6500 sqft	
94	Mass Ave	1040	6001	0.17 B	32	http://documents.arlingtonma.s3.amazonaws.com	94 Mass Ave Arlington MA			
140	Mystic St	1260	12372	0.1 B	34	http://documents.arlingtonma.s3.amazonaws.com	140 Mystic St Arlington MA			
1116	Mass Ave	1446	7147	0.2 B	34	http://documents.arlingtonma.s3.amazonaws.com	1116 Mass Ave Arlington MA			
334	Mass Ave	1512	11694	0.13 B	34	http://documents.arlingtonma.s3.amazonaws.com	334 Mass Ave Arlington MA	Note: This is no	t an exhaustive list a	and there might be
101	Broadway	1560	8948	0.17 B	34	http://documents.arlingtonma.s3.amazonaws.com	101 Broadway Arlington MA	properties incor	ectly identified as bu	usinesses
964	Mass Ave	1588	2961	0.54 B	34	http://documents.arlingtonma.s3.amazonaws.com				
1234	Mass Ave	1625	10360	0.16 B	32	http://documents.arlingtonma.s3.amazonaws.com				
	Summer St	1632	9846	0.17 B		http://documents.arlingtonma.s3.amazonaws.com				
1132	Mass Ave	1647	9580	0.17 B	34	http://documents.arlingtonma.s3.amazonaws.com	-			
173	Broadway	1676	14279	0.12 B	34	http://documents.arlingtonma.s3.amazonaws.com				
82	Mystic St	1676	7798	0.21 B	34	http://documents.arlingtonma.s3.amazonaws.com				
	Broadway	1704	3011	0.57 B		http://documents.arlingtonma.s3.amazonaws.com				
	Summer St	1735	18617	0.09 B		http://documents.arlingtonma.s3.amazonaws.com				
	Mass Ave	1756	2014	0.87 B		http://documents.arlingtonma.s3.amazonaws.com				
	Mass Ave	1788	5426	0.33 B		http://documents.arlingtonma.s3.amazonaws.com				
	Chestnut St	1818	8014	0.23 B		http://documents.arlingtonma.s3.amazonaws.com				
	Mass Ave	1876	4998	0.38 B		http://documents.arlingtonma.s3.amazonaws.com	-			
	Broadway	1900	5849	0.32 B		http://documents.arlingtonma.s3.amazonaws.com	-			
	Mass Ave	1912	2255	0.85 B		http://documents.arlingtonma.s3.amazonaws.com	, 5			
	Mass Ave	1932	7213	0.27 B		http://documents.arlingtonma.s3.amazonaws.com				
	Mass Ave	1968	17547	0.11 B		http://documents.arlingtonma.s3.amazonaws.com				
	Mass Ave	2000	2250	0.89 B		http://documents.arlingtonma.s3.amazonaws.com				
	Boulevard Rd	2040	4194	0.49 B		http://documents.arlingtonma.s3.amazonaws.com				
	Broadway	2070	2519	0.43 B		http://documents.arlingtonma.s3.amazonaws.com				
	Broadway	2100	9869	0.21 B		http://documents.arlingtonma.s3.amazonaws.com				
	Mass Ave	2125	4096	0.52 B		http://documents.arlingtonma.s3.amazonaws.com				
	Mass Ave	2132	2500	0.85 B		http://documents.arlingtonma.s3.amazonaws.com				
	Broadway	2148	6146	0.35 B		http://documents.arlingtonma.s3.amazonaws.com				
	Mass Ave	2148	6729	0.32 B		http://documents.arlingtonma.s3.amazonaws.com				
	Mass Ave	2169	6814	0.32 B			-			
	Mass Ave	2205	2484	0.89 B		http://documents.arlingtonma.s3.amazonaws.com http://documents.arlingtonma.s3.amazonaws.com	-			
	Mass Ave	2240	2750	0.81 B		http://documents.arlingtonma.s3.amazonaws.com				
	Mass Ave	2396	5189	0.46 B						
	Mass Ave	2446	22102	0.46 B		http://documents.arlingtonma.s3.amazonaws.com http://documents.arlingtonma.s3.amazonaws.com	-			
		2482	10930							
	Mass Ave	2520	3680	0.23 B 0.68 B		http://documents.arlingtonma.s3.amazonaws.com				
	Mass Ave Mass Ave	2538	12190	0.21 B		http://documents.arlingtonma.s3.amazonaws.com				
			14100			http://documents.arlingtonma.s3.amazonaws.com				
	Mass Ave Lowell St	2594 2614	14100	0.18 B		http://documents.arlingtonma.s3.amazonaws.com	-			
	Mass Ave	2614	4590	0.17 B		http://documents.arlingtonma.s3.amazonaws.com				
	Summer St	2622	27534	0.57 B		http://documents.arlingtonma.s3.amazonaws.com				
						http://documents.arlingtonma.s3.amazonaws.com				
	Mass Ave Mass Ave	2700 2760	3780 6431	0.71 B		http://documents.arlingtonma.s3.amazonaws.com	-			
						http://documents.arlingtonma.s3.amazonaws.com	-			
	Mass Ave	2775	10320	0.27 B		http://documents.arlingtonma.s3.amazonaws.com				
	Mass Ave	2777	21565	0.13 B		http://documents.arlingtonma.s3.amazonaws.com				
	Mass Ave	2808	4023	0.7 B		http://documents.arlingtonma.s3.amazonaws.com	-			
	Mass Ave	2845	4800	0.59 B		http://documents.arlingtonma.s3.amazonaws.com				
	Warren St	2902	3409	0.85 B		http://documents.arlingtonma.s3.amazonaws.com				
	Mass Ave	2902	19744	0.15 B		http://documents.arlingtonma.s3.amazonaws.com				
	Mass Ave	2904	10179	0.29 B		http://documents.arlingtonma.s3.amazonaws.com				
	Chestnut St	2990	7710	0.39 B		http://documents.arlingtonma.s3.amazonaws.com	-			
	Mass Ave	3060	3834	0.8 B		http://documents.arlingtonma.s3.amazonaws.com	-			
111	Broadway	3080	10730	0.29 B	34	http://documents.arlingtonma.s3.amazonaws.com	111 Broadway Arlington MA			

84 Warren St	3092	2800	1.1 B2	http://documents.arlingtonma.s3.amazonaws.com 84 Warren St Arlington MA
373 Mass Ave	3132	5605	0.56 B1	http://documents.arlingtonma.s3.amazonaws.com 373 Mass Ave Arlington MA
191 Broadway	3175	4007	0.79 B2	http://documents.arlingtonma.s3.amazonaws.com 191 Broadway Arlington MA
86 Warren St	3210	4383	0.73 B2	http://documents.arlingtonma.s3.amazonaws.com 86 Warren St Arlington MA
9 Court St	3210	7826	0.41 B1	http://documents.arlingtonma.s3.amazonaws.com 9 Court St Arlington MA
369 Mass Ave	3251	3665	0.89 B2	http://documents.arlingtonma.s3.amazonaws.com 369 Mass Ave Arlington MA
1210 Mass Ave	3262	9880	0.33 B2	http://documents.arlingtonma.s3.amazonaws.com 1210 Mass Ave Arlington MA
980 Mass Ave	3347	10903	0.31 B4	http://documents.arlingtonma.s3.amazonaws.com 980 Mass Ave Arlington MA
223 Mass Ave	3378	5232	0.65 B1	http://documents.arlingtonma.s3.amazonaws.com 223 Mass Ave Arlington MA
314 Mass Ave	3378	6963	0.49 B1	http://documents.arlingtonma.s3.amazonaws.com 314 Mass Ave Arlington MA
1122 Mass Ave	3444	6500	0.53 B1	http://documents.arlingtonma.s3.amazonaws.com 1122 Mass Ave Arlington MA
355 Mass Ave	3485	9360	0.37 B1	http://documents.arlingtonma.s3.amazonaws.com 355 Mass Ave Arlington MA
174 Broadway	3492	9372	0.37 B2	http://documents.arlingtonma.s3.amazonaws.com 174 Broadway Arlington MA
71 Mass Ave	3529	5942	0.59 B1	http://documents.arlingtonma.s3.amazonaws.com 71 Mass Ave Arlington MA
1531 Mass Ave	3555	12000	0.3 B4	http://documents.arlingtonma.s3.amazonaws.com 1531 Mass Ave Arlington MA
465 Summer St	3560	10000	0.36 B2	http://documents.arlingtonma.s3.amazonaws.com 465 Summer St Arlington MA
734 Mass Ave	3576	6354	0.56 B1	http://documents.arlingtonma.s3.amazonaws.com 734 Mass Ave Arlington MA
960 Mass Ave	3600	10220	0.35 B4	http://documents.arlingtonma.s3.amazonaws.com 960 Mass Ave Arlington MA
294 Mass Ave	3634	7250	0.5 B1	http://documents.arlingtonma.s3.amazonaws.com 294 Mass Ave Arlington MA
4 Mt. Vernon St	3637	5281	0.69 B4	http://documents.arlingtonma.s3.amazonaws.com 4 Mt. Vernon St Arlington MA
2 Park Ave	3640	4610	0.79 B2	http://documents.arlingtonma.s3.amazonaws.com 2 Park Ave Arlington MA
4 Newman Way	3644	6086	0.6 B2	http://documents.arlingtonma.s3.amazonaws.com 4 Newman Way Arlington MA
292 Mass Ave	3689	8700	0.42 B1	http://documents.arlingtonma.s3.amazonaws.com 292 Mass Ave Arlington MA
90 Summer St	3724	15461	0.24 B2A	http://documents.arlingtonma.s3.amazonaws.com 90 Summer St Arlington MA
32 Prentiss Rd	3732	6429	0.58 B4	http://documents.arlingtonma.s3.amazonaws.com 32 Prentiss Rd Arlington MA
906 Mass Ave	3748	5212	0.72 B2	http://documents.arlingtonma.s3.amazonaws.com 906 Mass Ave Arlington MA
800 Mass Ave	3750	4850	0.77 B1	http://documents.arlingtonma.s3.amazonaws.com 800 Mass Ave Arlington MA
1540 Mass Ave	3830	12074	0.32 B4	http://documents.arlingtonma.s3.amazonaws.com 1540 Mass Ave Arlington MA
108 Mass Ave	3872	5200	0.74 B2	http://documents.arlingtonma.s3.amazonaws.com 108 Mass Ave Arlington MA
361 Mass Ave	3895	10365	0.38 B1	http://documents.arlingtonma.s3.amazonaws.com 361 Mass Ave Arlington MA
874 Mass Ave	3904	21438	0.18 B4	http://documents.arlingtonma.s3.amazonaws.com 874 Mass Ave Arlington MA
1035 Mass Ave	3907	4860	0.8 B2	http://documents.arlingtonma.s3.amazonaws.com 1035 Mass Ave Arlington MA
88 Mystic St	3916	6570	0.6 B4	http://documents.arlingtonma.s3.amazonaws.com 88 Mystic St Arlington MA
64 Broadway	3979	5087	0.78 B2	http://documents.arlingtonma.s3.amazonaws.com 64 Broadway Arlington MA
820 Mass Ave	4023	5061	0.79 B2	http://documents.arlingtonma.s3.amazonaws.com 820 Mass Ave Arlington MA
342 Mass Ave	4037	4500	0.9 B2	http://documents.arlingtonma.s3.amazonaws.com 342 Mass Ave Arlington MA
139 Mass Ave	4050	2500	1.62 B2	http://documents.arlingtonma.s3.amazonaws.com 139 Mass Ave Arlington MA
1205 Mass Ave	4128	5195	0.79 B2	http://documents.arlingtonma.s3.amazonaws.com 1205 Mass Ave Arlington MA
1145 Mass Ave	4137	8348	0.5 B1	http://documents.arlingtonma.s3.amazonaws.com 1145 Mass Ave Arlington MA
105 Broadway	4212	8400	0.5 B4	http://documents.arlingtonma.s3.amazonaws.com 105 Broadway Arlington MA
1201 Mass Ave	4240	8485	0.5 B2	http://documents.arlingtonma.s3.amazonaws.com 1201 Mass Ave Arlington MA
5 Forest St	4250	12628	0.34 B1	http://documents.arlingtonma.s3.amazonaws.com 5 Forest St Arlington MA
1100 Mass Ave	4253	9812	0.43 B4	http://documents.arlingtonma.s3.amazonaws.com 1100 Mass Ave Arlington MA
895 Mass Ave	4320	8366	0.52 B2A	http://documents.arlingtonma.s3.amazonaws.com 895 Mass Ave Arlington MA
369 Mass Ave	4325	10325	0.42 B2	http://documents.arlingtonma.s3.amazonaws.com 369 Mass Ave Arlington MA
58 Mass Ave	4350	5121	0.85 B1	http://documents.arlingtonma.s3.amazonaws.com 58 Mass Ave Arlington MA
40 Mass Ave	4352	4887	0.89 B4	http://documents.arlingtonma.s3.amazonaws.com 40 Mass Ave Arlington MA
754 Mass Ave	4366	9660	0.45 B1	http://documents.arlingtonma.s3.amazonaws.com 754 Mass Ave Arlington MA
1092 Mass Ave	4476	6350	0.7 B4	http://documents.arlingtonma.s3.amazonaws.com 1092 Mass Ave Arlington MA
203 Broadway	4502	7713	0.58 B2	http://documents.arlingtonma.s3.amazonaws.com 203 Broadway Arlington MA
25 Sunnyside Ave	4531	5648	0.8 B4	http://documents.arlingtonma.s3.amazonaws.com 25 Sunnyside Ave Arlington MA
99 Mass Ave	4640	3776	1.23 B2	http://documents.arlingtonma.s3.amazonaws.com 99 Mass Ave Arlington MA
1183 Mass Ave	4690	6944	0.68 B2	http://documents.arlingtonma.s3.amazonaws.com 1183 Mass Ave Arlington MA
390 Mass Ave	4749	10196	0.47 B1	http://documents.arlingtonma.s3.amazonaws.com 390 Mass Ave Arlington MA
400 Mass Ave	4757	4605	1.03 B1	http://documents.arlingtonma.s3.amazonaws.com 400 Mass Ave Arlington MA
108 Summer St	4773	5752	0.83 B2	http://documents.arlingtonma.s3.amazonaws.com 108 Summer St Arlington MA

20 Mass Ave	4800	5353	0.9 B4	http://documents.arlingtonma.s3.amazonaws.com 20 Mass Ave Arlington MA
742 Mass Ave	4808	9882	0.49 B1	http://documents.arlingtonma.s3.amazonaws.com
5 Chestnut St	4955	11872	0.49 B1	http://documents.arlingtonma.s3.amazonaws.com 742 wass Ave Arlington MA  http://documents.arlingtonma.s3.amazonaws.com 5 Chestnut St Arlington MA
135 Mass Ave	5248	3295	1.59 B2	http://documents.arlingtonma.s3.amazonaws.com
935 Mass Ave	5360	7010	0.76 B4	http://documents.arlingtonma.s3.amazonaws.com 935 Mass Ave Arlington MA
10 Sunnyside Ave	5523	16500	0.70 B4 0.33 B4	http://documents.arlingtonma.s3.amazonaws.com 10 Sunnyside Ave Arlington MA
63 Mass Ave	5605	4588	1.22 B1	http://documents.arlingtonma.s3.amazonaws.com/ to Sullinyside Ave Arlington MA
792 Mass Ave	5716	8880	0.64 B1	http://documents.arlingtonma.s3.amazonaws.com 93 Mass Ave Arlington MA
58 Medford St	5722	11270	0.51 B1	http://documents.arlingtomma.s3.amazonaws.com 58 Medford St Arlington MA
1474 Mass Ave	5936	15737	0.31 B1 0.38 B2	http://documents.arlingtonma.s3.amazonaws.com 1474 Mass Ave Arlington MA
965 Mass Ave	5968	4963	1.2 B4	http://documents.arlingtonma.s3.amazonaws.com 965 Mass Ave Arlington MA
1189 Mass Ave	6035	11598	0.52 B2	http://documents.arlingtonma.s3.amazonaws.com 1189 Mass Ave Arlington MA
406 Mass Ave	6163	6040	1.02 B1	http://documents.arlingtonma.s3.amazonaws.com 406 Mass Ave Arlington MA
378 Mass Ave	6164	6737	0.91 B1	http://documents.arlingtonma.s3.amazonaws.com 406 Mass Ave Arlington MA
864 Mass Ave	6300	7719	0.82 B4	http://documents.arlingtonma.s3.amazonaws.com 878 Mass Ave Arlington MA
344 Mass Ave	6426	7719	0.82 B4 0.86 B2	http://documents.ariingtonma.s3.amazonaws.com http://documents.ariingtonma.s3.amazonaws.com http://documents.ariingtonma.s3.amazonaws.com http://documents.ariingtonma.s3.amazonaws.com
94 Summer St	6480	7430	0.80 B2 0.87 B2A	http://documents.ariingtonima.ss.amazonaws.com 94 Summer St Ariington MA
1007 Mass Ave	6503	14960	0.43 B1	http://documents.arlingtonma.s3.amazonaws.com 94 Summer St Anington MA
148 Mass Ave	6504	7979	0.82 B2	http://documents.arlingtonma.s3.amazonaws.com/ 1007 mass ave Arlington MA
370 Mass Ave	7022	8788	0.82 B2	http://documents.arlingtonma.s3.amazonaws.com 146 Mass Ave Arlington MA
1241 Mass Ave	7078	7546	0.94 B2	http://documents.arlingtonma.s3.amazonaws.com 1241 Mass Ave Arlington MA
226 Mass Ave	7164	11340	0.63 B1	http://documents.arlingtonma.s3.amazonaws.com 226 Mass Ave Arlington MA
22 Sunnyside Ave	7232	11556	0.63 B4	http://documents.arlingtonma.s3.amazonaws.com 22 Sunnyside Ave Arlington MA
93 Broadway	7574	11262	0.67 B4	http://documents.arlingtonma.s3.amazonaws.com/ 22 Sullinyside Ave Allington MA
1111 Mass Ave	8170	10332	0.79 B4	http://documents.arlingtonma.s3.amazonaws.com 1111 Mass Ave Arlington MA
10 Court St	8328	31135	0.27 B1	http://documents.arlingtonma.s3.amazonaws.com 11
1 Broadway	8681	29909	0.29 B4	http://documents.arlingtonma.s3.amazonaws.com 1 Broadway Arlington MA
735 Mass Ave	8890	12264	0.72 B1	http://documents.arlingtomma.s3.amazonaws.com 1 Broadway Arlington MA
23 Mass Ave	9348	101096	0.09 B2A	http://documents.arlingtonma.s3.amazonaws.com/ 23 Mass Ave Arlington MA
22 Prentiss Rd	9456	10224	0.92 B4	http://documents.arlingtonma.s3.amazonaws.com 22 Prentiss Rd Arlington MA
887 Mass Ave	9480	7475	1.27 B4	http://documents.arlingtonma.s3.amazonaws.com 887 Mass Ave Arlington MA
6 Schouler Ct	10580	8499	1.24 B2A	http://documents.arlingtonma.s3.amazonaws.com 6 Schouler Ct Arlington MA
19-23 Broadway	10850	10890	1 B2A	http://documents.arlingtonma.s3.amazonaws.com 19-23 Broadway Arlington MA
1425 Mass Ave	10858	59746	0.18 B2A	http://documents.arlingtonma.s3.amazonaws.com 1425 Mass Ave Arlington MA
1036 Mass Ave	12128	21188	0.57 B2	http://documents.arlingtonma.s3.amazonaws.com 1036 Mass Ave Arlington MA
418 Mass Ave	12352	10095	1.22 B1	http://documents.arlingtonma.s3.amazonaws.com 418 Mass Ave Arlington MA
24 Mass Ave	13796	14513	0.95 B4	http://documents.arlingtonma.s3.amazonaws.com 24 Mass Ave Arlington MA
7 Central St	13959	13994	1 B1	http://documents.arlingtonma.s3.amazonaws.com 7 Central St Arlington MA
324 Mass Ave	15187	64600	0.24 B2A	http://documents.arlingtonma.s3.amazonaws.com 224 Mass Ave Arlington MA
1098 Mass Ave	15592	10890	1.43 B4	http://documents.arlingtonma.s3.amazonaws.com 1098 Mass Ave Arlington MA
833 Mass Ave	15704	79715	0.2 B4	http://documents.arlingtonma.s3.amazonaws.com 1096 Mass Ave Arlington MA
808 Mass Ave	19274	39168	0.49 B2A	http://documents.arlingtonma.s3.amazonaws.com
956 Mass Ave	20178	20910	0.96 B4	http://documents.arlingtonma.s3.amazonaws.com
24 Mill St	20740	24227	0.86 B2A	http://documents.arlingtonma.s3.amazonaws.com 24 Mill St Arlington MA
905 Mass Ave	28454	84619	0.34 B2A	http://documents.arlingtonma.s3.amazonaws.com 926 Mass Ave Arlington MA
33 Broadway	50682	41476	1.22 B2A	http://documents.arlingtonma.s3.amazonaws.com 33 Broadway Arlington MA
19 Mass Ave	77246	51995	1.49 B2A	http://documents.arlingtonma.s3.amazonaws.com 19 Mass Ave Arlington MA
30 Mill St	154293	168486	0.92 B2A	http://documents.arlingtonma.s3.amazonaws.com 30 Mill St Arlington MA
30 mill 30	15 (255	100,000	5.52 DEA	

### ARTICLE 46 ZONING BYLAW/TEARDOWN MORATORIUM

To see if the Town will vote to amend the Zoning Bylaw by adding to Section 8 a new provision substantially as follows: there is hereby established a temporary moratorium on the demolition, in whole or in part, of older small affordable houses, for a period of two years from the date of final adjournment of this Town Meeting, or when the Town establishes a method of protecting such houses in order to promote the Town's goals of economic diversity and affordability, whichever first occurs. For purposes of this provision, the term "older small affordable houses" shall mean houses built before 1950 with a footprint of less than 1,000 square feet; or take any action related thereto.

Amend section 8 of the Zoning Bylaw by the addition of

### 8.4 Moratorium on demolition of small affordable houses

### 8.4.1 Purpose

The purpose of this section 8.2 is to:

- Allow the town time to develop and implement a realistic plan to increase affordable housing while preserving some homes that are moderately affordable.
- Support the Net Zero Action Plan whose goal is to guide the Town of Arlington to a future where, by 2050, net emissions of carbon dioxide and other greenhouse gases attributable to all sources in Town are zero.
- Reuse and renovate buildings which has a lower embodied energy impact on the environment than new construction
- Preserve mature trees and green spaces which are carbon consuming
- Preserve an era of architectural history

### 8.4.2 Applicability

The moratorium applies to residential structures built during or prior to 1950 and have a footprint of 1,000 square feet or less.

### 8.4.3 Temporary Moratorium

For the reasons set forth above and notwithstanding any other provision of the Zoning Bylaw to the contrary, the Town hereby adopts a temporary moratorium on the demolition, in whole or in part, of older small affordable houses built before 1950 with a footprint of less than 1000 square feet, until June 2023 or when the Town establishes a method of protecting such houses in order to promote the Town's goals of economic diversity and affordability, whichever first occurs. During the moratorium period, the Town shall undertake to:

- Collect statistics on teardowns, including but not limited to:
  - o selling price of house torn down and price of replacement house

- the percentage of moderately affordable homes that never reach the open market (direct sale to developer without being publicly listed)
- What is the percentage of all moderately affordable homes that are sold to new residents and what become tear downs?
- Using research evaluate the environmental impact of a teardown versus renovation and reuse. Publish this information.
- Establish a plan to preserve housing that represents an era of architectural history
- Survey residents and town employees about housing. How many people want to live in Arlington but can't afford it?
- Develop and implement a plan to increase our quota of affordable housing to the 10% state recommendation.

### 8.4.4 Severability

The provisions of this bylaw are severable. If any paragraph, sentence, or clause of this bylaw or the application thereof to any person, establishment, or circumstances shall be held invalid, such invalidity shall not affect the other provisions or application of the bylaw.

# ARTICLE 46 ZONING BYLAW/TEARDOWN MORATORIUM

- Moratorium on demolition of small affordable houses
- The purpose of this section 8.4 is to:
- Allow the town time to develop and implement a realistic plan to increase affordable housing while preserving some homes that are moderately affordable.
- Support the Net Zero Action Plan whose goal is to guide the Town of Arlington to a future where, by 2050, net emissions of carbon dioxide and other greenhouse gases attributable to all sources in Town are zero.
- Reuse and renovate buildings which has a lower embodied energy impact on the environment than new construction (based on extensive research)
- Preserve mature trees and green spaces which are carbon consuming
- Preserve an era of architectural history

The moratorium applies to residential structures built during or prior to 1950 and have a footprint of 1,000 square feet or less.

# DURING THE MORATORIUM PERIOD, THE TOWN SHALL UNDERTAKE TO

- Collect statistics on teardowns, including but not limited to:
  - selling price of house torn down and price of replacement house
  - the percentage of moderately affordable homes that never reach the open market (direct sale to developer without being publicly listed)
  - What is the percentage of all moderately affordable homes that are sold to new residents and what become tear downs?
- Using research evaluate the environmental impact of a teardown versus renovation and reuse. Publish this
  information.
- Establish a plan to preserve housing that represents an era of architectural history
- Survey residents and town employees about housing. How many people want to live in Arlington but can't afford it?
- Develop and implement a plan to increase our quota of affordable housing to the 10% state recommendation.

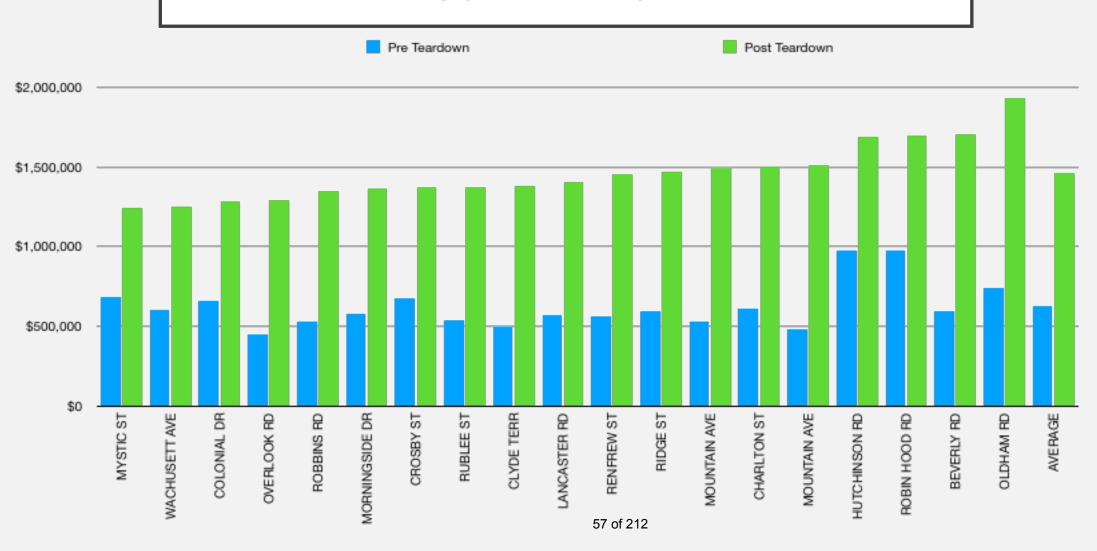
**SOLD FOR \$600,000** 



SOLD FOR \$1,425,000



# COMPARATIVE VALUES OF HOUSES PRE AND POST TEARDOWN



# SOME STATISTICS FOR ARLINGTON

- house prices increased by 129% since 2000
- wages have increased by between 3% and 4.3% since 2000
- Developers who completed rebuilding projects before selling the home to new occupants saw a median 83% increase in the assessed value of the home.
- Approximately 24 single family houses are torn down each year and rebuilt
- Approximately 20 two family homes are being rebuilt as large duplexes, thus depleting our rental stock

# **RESEARCH SHOWS THAT**

- building reuse almost always yields fewer environmental impacts than new construction when comparing buildings of similar size and functionality.
- reuse of buildings with an average level of energy performance consistently offers immediate climate change impact reductions compared to more energy efficient new construction.
- materials matter: the quantity and type of materials used in a building renovation can reduce, or even negate, the benefits of reuse.
- https://living-future.org/wp-content/uploads/2016/11/The\_Greenest\_Building.pdf

# SO WHY ARE WE TEARING DOWN GOOD HOUSES?

# MONEY IS MOTIVATING THIS TREND

- Profit for the developer
- Increased tax revenue for the town
- Larger commissions for real estate agents

# IT IS A MORAL DILEMMA WHEN MONEY DRIVES DECISIONS THAT AFFECT THE WELLBEING OF PEOPLE AND OUR PLANET

# In Arlington we have 2 crises that demand action

- We are in a climate crisis and we have a net zero plan so let's walk the talk.
- We have inadequate affordable housing to meet the growing need.

# IN CONCLUSION

- While some housing in Arlington remains affordable to middle-income households, newly-constructed housing is not.
- Capes and older homes represent an era of architectural history. We are destroying our housing history by demolishing these homes.
- Older houses were better constructed using more natural resources. Upgrading them and reusing them rather than tearing them down is shown to be more beneficial to the environment
- The inevitable outcome of the climate crisis demands that we take bold action and change the way we are living now. It just can't wait.

### HANDICAPPED PARKING REGULATIONS

COMBINING THE MORE STRINGENT REGULATIONS OF THE AMERICANS WITH DISABILITIES ACT AND THE MASSACHUSETTS ARCHITECTURAL ACCESS BOARD

ALL PARKING LOTS FOR CUSTOMERS OR VISITORS (WITH THE EXCEPTION OF VALET PARKING), SHOULD HAVE ACCESSIBLE SPACES FOR VEHICLES WITH PROPER IDENTIFICATION. PARKING LOTS FOR EMPLOYEES (BUILT OR ALTERED AS OF 1/26/92) MUST ALSO HAVE ACCESSIBLE SPACES. IF AN EMPLOYEE WITH A DISABILITY NEEDS SUCH ACCOMMODATION IN AN OLDER PARKING LOT, S/HE SHOULD REQUEST IT OF THE EMPLOYER.

**PARKING SPACE SIZE:** ACCESSIBLE SPACES SHOULD BE AT LEAST 8 FEET WIDE, WITH LEVEL ACCESS AISLES NOT LESS THAN 5 FEET WIDE. TWO ACCESSIBLE SPACES MAY SHARE A COMMON AISLE.

**LOCATION:** THESE SPACES SHOULD BE IN A LEVEL LOCATION PROVIDING THE SHORTEST SAFE, ACCESSIBLE ROUTE OF TRAVEL TO AN ACCESSIBLE ENTRANCE. WITH MORE THAN ONE ACCESSIBLE ENTRANCE, THE SPACES SHOULD BE LOCATED NEAR EACH ACCESSIBLE ENTRANCE, THE SPACE SHOULD BE LOCATED NEAR EACH ACCESSIBLE ENTRANCE. SIDEWALKS AT SUCH SPACES SHOULD HAVE CURB CUTS AT EACH ACCESS AISLE, SO A PERSON IS NOT REQUIRED TO ENTER THE STREAM OF TRAFFIC TO GET TO A SIDEWALK.

### PARKING SPACE NUMBER:

TOTAL SPACES	REQUIRED ACCESSIBLE SPACES
1-14 (ADA ONLY)	1 SPACE
15-25 ´	1 SPACE
26-50	2 SPACES
51-75	3 SPACES
76-100	4 SPACES
101-150	5 SPACES
151-200	6 SPACES
201-300	7 SPACES
301-400	8 SPACES
401-500	9 SPACES
501-1000	2% OF TOTAL



**OUTPATIENT MEDICAL FACILITIES:** 10% OF THE TOTAL SPACES SHOULD BE ACCESSIBLE.

**FACILITIES SPECIALIZING IN TREATMENT OR SERVICES FOR PEOPLE WITH MOBILITY IMPAIRMENT: 20%** OF THE TOTAL SPACES SHOULD BE ACCESSIBLE.

**VAN PARKING:** ONE IN EIGHT HANDICAPPED SPACES (MINIMUM ONE) SHOULD BE A "VAN ACCESSIBLE" SPACE, 8 FEET WIDE WITH AN ACCESS AISLE 8 FEET WIDE ALLOWING A VAN TO OPERATE A LIFT. OR ALL SPACES MAY BE "UNIVERSAL" SPACES 11 FEET WIDE WITH A 5 FOOT ACCESS AISLE.

**SIGNS:** THERE SHOULD BE A PERMENENT SIGN AT EACH SPACE SHOWING THE ACCESSIBLITY SYMBOL, LIKE ON THE SIGN ABOVE. VAN ACCESSIBLE SPACES SHOULD HAVE AN ADDITIONAL SIGN BELOW IT SAYING "VAN ACCESSIBLE". SIGNS SHOULD BE AT A HEIGHT BETWEEN 5 FEET AND 8 FEET TO THE TOP OF THE SIGN.

FOR MORE INFORMATION ABOUT STATE AND FEDERAL REGULATIONS AND ENFORCEMENT, CALL YOUR LOCAL COMMISSION ON DISABLITY OR THE MASSACHUSETTS OFFICE ON DISABILITY (617) 727-7440 OR (800) 322-2020 V/TTY

ARTICLE 47 ZONING BYLAW AMENDMENT/
ESTABLISHING REQUIREMENTS FOR OFF-STREET HP (HANDICAP PLACARD)
PARKING

To see if the Town will vote to amend the Arlington Zoning Bylaws, Section 6.1.5. ("Parking Reduction in Business, Industrial, and Multi-Family Residential Zones") to establish a minimum HP parking space criterion based on pre-reduction parking requirements; or to take any action related thereto.

(Inserted by the Select Board at the request of the Arlington Disability Commission)

MOTION: Article 47

VOTED: That Section 6.1.5 of the Arlington Zoning Bylaw be and hereby is amended to add a new provision "D. Handicap Parking Minimums," setting criteria for maintaining a minimum number of handicap parking spaces in those developments availing themselves of parking reductions in Business, Industrial, and Multi-Family Residential Zones under such section, as follows:

D. Regardless of the percentage or total number of parking spaces reduced under the provisions of this section, the number of handicap parking spaces required for off-street parking shall not be reduced from the total number that would be required without the reduction afforded by this section.

Warrant Article #47, Zoning Bylaw Amendment (motion attached), Establishing Requirements for Off-Street HP (Handicap Placard) Parking

### Why is this warrant article necessary?

In 2016, Zoning Bylaw 6.1.5 was changed to allow the ARB to permit reductions of up to 75% in the required number of off-street parking spaces for developments in the business districts. In 2019, R7 was added. Just a few months ago, the same bylaw was changed to permit even greater reductions – down to 0% - in the B3 and B5 districts.

Legally the ARB cannot waive compliance with ADA accessibility requirements. Inadvertently, however, these 6.1.5 waivers do reduce the required number of off-street HP spaces, because the ADA and MAAB regulations base the minimum number of required off-street HP spaces on the total number of parking spaces. Attached is a chart with examples.

6.1.5 C.: "All projects requesting a parking reduction must employ at least three TDM [Transportation Demand Management] methods described below." The stated rationale is that TDM will substitute for "Single Occupant Vehicles" and therefore fewer total parking spaces will be necessary. Yet, most of the TDM methods are useless or unduly burdensome for many people with disabilities; therefore, these TDM-based reductions should not be allowed to affect the number of accessible parking spaces.

The simplest solution is to decide the number of off-street accessible spaces based on the number of parking spaces originally required, before the granting of any reductions.

### What Projects will this apply to?

Any development for which the ARB grants parking reductions. According to Town Counsel, because of the Dover Amendment, schools, religious facilities, etc. are not affected. Likewise, 40B projects (such as Mugar and Mirak) are not affected. Of course, in those cases, the Commission hopes that the Town and the Owners/Developers/Builders will be especially mindful of inclusionary best practices overall, including for parking.

What about Projects with valet-only parking or zero off-street parking spaces? In accordance with ADA regulations, any building with any off-street parking space stall must have at least one space be accessible. Although valet-only parking does not trigger an ADA violation, it is an unfriendly policy. Despite best intentions, valet coverage does not provide permanent, reliable, 24/7 coverage. Further, as we have noted in our previous discussions with the Board, valet parking cannot safely handle specially modified vehicles.

Can't people with disabilities just ask the landlord/management to provide a HP space?

Many people are reluctant to ask, especially as a prospective renter or buyer in advance. And it can become an adversarial process. The landlord could delay. In fact, it took 3 years to get the ADA minimum number of HP spaces installed in an Arlington medical building.

### Conclusion.

The ADA is civil rights legislation, and an adequate number of HP parking spaces is a necessary part of building an accessible society. The Arlington Commission on Disability is asking you to please amend Section 6.1.5. to restore those rights.

			Required number of parking spaces, Total/HP		
			Before	After	
	Minimum #	Examples	ARB permitted	ARB permitted	
	of Spaces		reduction	75% reduction	Lost Spaces
Apt Bldg	1 per studio	100 studio apts	100 / 4	25 / 1	3 HP spaces
Apt Bldg	1.15 per 1bdrm	25 apts (1 bdrm)	29 / 2	8/1	1 HP space
Apt Bldg	1.15 per 1bdrm	100 apts (1bdrm)	115 / 5	29 / 2	3 HP spaces
Apt Bldg	1.5 per 2bdrm	100 apts (2bdrm)	150 / 5	38 / 2	3 HP spaces
Apt Bldg	1.5 per 2bdrm	50 apts (2 bdrm)	75 / 3	19 / 1	2 HP spaces
Apt Bldg	2 per 3 bdrm	100 apts (3 bdrm)	200 / 7	50 / 2	5 HP spaces
	1 per bdrm				
Hotel/	+ per 400sf	Hotel with			
Motel	public meet/dine	75 units	75 / 3	19 / 1	2 HP spaces
	1 per bdrm				
Hotel/	+ per 400sf	Hotel with			
Motel	public meet/dine	76 units	76 / 4	19 / 1	3 HP spaces

# ARTICLE 48 ZONING BYLAW AMENDMENT/ ADA/MAAB STANDARDS IN ADMINISTRATION AND ENFORCEMENT

To see if the Town will vote to amend the Arlington Zoning Bylaws, Section 3.1 ("Administration and Enforcement") to add a new clause inserting additional language asserting that all permits, including Special Permits, are conditioned upon compliance with all applicable Massachusetts Architectural Access Board and Americans with Disabilities Acts standards for accessibility; or take any action related thereto.

(Inserted by the Select Board at the request of the Arlington Disability Commission)

MOTION: Article 48

VOTED: That Section 3.1 of the Arlington Zoning Bylaw be and hereby is amended to highlight the application of Americans with Disability Act and Massachusetts Architectural Access Board standards to all special permits and relief granted by Arlington zoning authorities by adding a new section "D" as follows:

### 3.1 BUILDING INSPECTOR; ENFORCEMENT

D. All special permits, variances, and other relief granted by the Arlington Redevelopment Board and Zoning Board of Appeals are conditioned upon compliance with conditions set forth in such permits and other forms of relief, the State Building Code, and where applicable, accessibility standards set forth in the Americans with Disabilities Act and Massachusetts Architectural Access Board.

Warrant Article 48, Zoning Bylaw Amendment, ADA/MAAB Standards in Administration and Enforcement

### Why is this warrant article necessary?

Three factors prompted the Commission on Disabilities to propose this Warrant Article: Arlington's ADA Self-evaluation; the Lexington Hotel/EDR negotiations; and the timing of variances.

### ADA Self-evaluation.

Last year, the Institute for Human-Centered Design finished a thorough evaluation of ADA deficiencies in 27 public buildings in Arlington. The Commission on Disabilities was stunned to learn that 12 public school facilities, renovated or completely newly-built in the last decade and therefore subject to the 2010 ADA standards, had numerous failures, in restrooms, parking spaces, drinking fountains, doors, door openers, gates. Problems ranged from small to more expensive, but none should have been made. For example, the measurements for where an accessible toilet should be placed are simple - easy to understand and implement - yet they weren't compliant. None of these mistakes should have happened.

### Lexington Hotel/EDR Negotiations.

We're certainly not trying to insist that the ARB have responsibility for all compliance with MAAB and ADA regulations. However, during the EDR period, the ARB uses their collective experiences and knowledge, spending a lot of their volunteer time analyzing the plans with the architects and developers and negotiating design changes. This is a good time for accessibility issues to be highlighted, and people with disabilities can help by sharing their lived experiences. As with the Lexington Hotel, just ensuring that every special permit includes the stipulation that "The Owner shall ensure full compliance with MAAB (Massachusetts Architectural Access Board) and ADA (Americans with Disabilities Act) requirements for all program and building components and all outdoor areas, including parking" is valuable. It's easier and less expensive to make changes on paper than in stone.

### Timing of waivers/variances.

It is said that it is easier to ask forgiveness instead of permission. Once the building is built, the Commission on Disabilities asking for changes - even if required by ADA/MAAB - is an uphill battle. In these cases, there is a regrettable tendency for people to scapegoat people with disabilities as the "frivolous" reason for delay in permitting or occupancy, and increased cost for changes and change order fees. Also, once it is built, it is possible for builders/owners to ask for a variance/waiver on the basis of "economic burden."

### Conclusion.

The Commission on Disabilities wants to be proactive during the development process. We hope to collaborate with the ARB and architects to ensure that projects achieve accessibility.

Ted Fields 3.19.2021

### 2021 ANNUAL TOWN MEETING

### Article 49

# Amend Zoning By-Laws: Side Yard Sky Exposure Plane (Ted Fields and ten registered voters)

To see if the Town will vote to amend the Zoning Bylaw in Section 5.3, by inserting, at the end thereof, a new Section 5.3.23 "Side Yard Sky Exposure Planes" with the following words:

### **5.3.23 SIDE YARD SKY EXPOSURE PLANES**

- A. Purpose and intent. This Section is to accommodate new construction in residential zoning districts RO, R1, and R2 while protecting the health, safety and general welfare of the community and further:
  - (1) Encourage the use of solar energy systems and protect solar access;
  - (2) Protect the right of neighboring property owners to the use of their property within other zoning restrictions;
  - (3) Preserve views;
  - (4) Promote privacy.
- B. Applicability. The sky exposure plane standards in this section shall apply to one-family dwellings and accessory buildings or structures exceeding 100 square feet in building area, erected under a Building Permit for New Construction issued after January 1, 2022, or as may otherwise be specified in these Bylaws.
- C. Definitions.
  - (1) Side Yard Sky Exposure Plane: A plane that begins on a side yard lot line of a parcel at a specified starting elevation (based on the average finished grade of the ground adjoining that lot line), then extends vertically and horizontally toward the center of the lot along a slope perpendicular to that lot line until it reaches the maximum permitted height in the underlying zoning district or intersects with a Side Yard Sky Exposure Plane from another of the parcel's lot lines. The Slope and the Starting Elevation for the Side Yard Sky Exposure Plane may vary for separate lot lines of a lot.
  - (2) Slope: The vertical rise of a Side Yard Sky Exposure Plane above the horizontal, expressed as a ratio of **Rise** (Vertical distance) to **Run** (Horizontal distance).
    - i. A Side Yard Sky Exposure Plane with a <u>slope of 2.5:1 rises two and one half (2.5)</u> <u>feet vertically for every one (1) foot of horizontal distance</u> away from its starting point.
    - ii. A Side Yard Sky Exposure Plane with a slope of 2:1 rises two (2) feet vertically for every one (1) foot of horizontal distance away from its starting point.
    - iii. A Side Yard Sky Exposure Plane with a <u>slope of 1.5:1 rises one and one half (1).5</u> foot vertically for every one (1) foot of horizontal distance away from its starting point.

Amend Zoning By-Laws: Side Yard Sky Exposure Plane Page 1 of 4

Ted Fields 3.19.2021

(3) Starting Elevation: The vertical distance at or above the average finished grade of the ground adjoining a lot line, specified in Section 5.3.23, Table 1: Dimensional and Density Regulations, which marks the starting point of a Side Yard Sky Exposure Plane.

### D. Standards by district.

- (1) No building or structure; or portion thereof; shall be constructed or maintained beyond the Side Yard Side Yard sky exposure plane set forth in Section 5.3.23 Table 1, except as provided for in Section 5.3.20 and Section 5.3.23 F.
- (2) Where a building or structure is subject to a Side Yard Sky Exposure Plane begins at a lot line bordering or within a different district, the stricter limitation shall apply.
- E. Dimensional and Density Regulations Table revisions:

Section 5.3.23 TABLE 1: DIMENSIONAL AND DENSITY REGULATIONS - SIDE YARD SKY EXPOSURE PLANES

District Desig- nation	Side Lot Line Slope (Rise / Run)	Side Lot Line Starting Ele- vation
RO	1.5 ft: 1 ft	0 feet above side lot line
R1	2 ft: 1 ft	0 feet above side lot line
R2	2.5 ft: 1 ft	0 feet above side lot line

- F. Exceptions to Side Yard Sky Exposure Planes in RO, R1 and R2 districts.
  - (1) The following structural elements may encroach beyond the Side Yard Sky Exposure Plane as specified below:
    - Roof overhangs or eaves that extend horizontally no more than two feet (24") beyond the Side Yard Sky Exposure Plane;
    - II. Roof-mounted solar energy systems mounted flush to the roof surface, or at an angle measured from a horizontal plane of no more than 15 degrees, provided that no supporting structure or equipment extends beyond the Side Yard Sky Exposure Plane;
    - III. Gable roof-ends that extend no more than seven and one half (7.5) feet vertically and horizontally beyond the Side Yard Sky Exposure Plane, including any roof overhang;
    - IV. Dormers, provided that:
      - a. The highest point of any dormer does not exceed the height of the primary roof ridge;
      - b. All dormers extend no more than five (5) feet horizontally and five (5) feet vertically beyond the Side Yard Sky Exposure Plane, including any roof overhang;
      - c. The combined width for all dormers does not exceed fifty percent (50%) of the length

Amend Zoning By-Laws: Side Yard Sky Exposure Plane

Ted Fields 3.19.2021

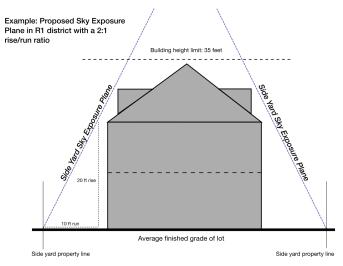
of roof on which they are located;

- (2) The Side Yard Sky Exposure Plane regulations set forth in Section 5.3.23 A shall not apply to the structural elements described in Section 5.3 as exceptions to the height limitations in Section 5.3.20.
- (3) Side Yard Sky Exposure Planes in R0, R1 and R2 districts are not applicable to one-family dwellings erected under a building permit issued after January 1, 2022 which meet the definition of Affordable Units as defined in Section 2 and are rented or sold to Eligible Households as defined in Section 2.

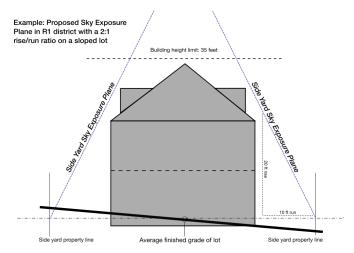
Amend Zoning By-Laws: Side Yard Sky Exposure Plane Page 3 of 4

Ted Fields 3.19.2021

#### Illustration A. SideYard Sky Exposure Planes



This image is for illustrative purposes only. It is not part of the Arlington Zoning Bylaw



This image is for illustrative purposes only. It is not part of the Arlington Zoning Bylaw

Amend Zoning By-Laws: Side Yard Sky Exposure Plane

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# ARLINGTON ANNUAL TOWN MEETING 2021

ARTICLE 49:

Side Yard Sky Exposure Plane Zoning By-Law Amendment

Large homes built on lots meant for smaller homes often produce oversized impacts on neighbors



These impacts are magnified in older neighborhoods with smaller homes, particularly in post-war subdivisions with single story capes and ranches





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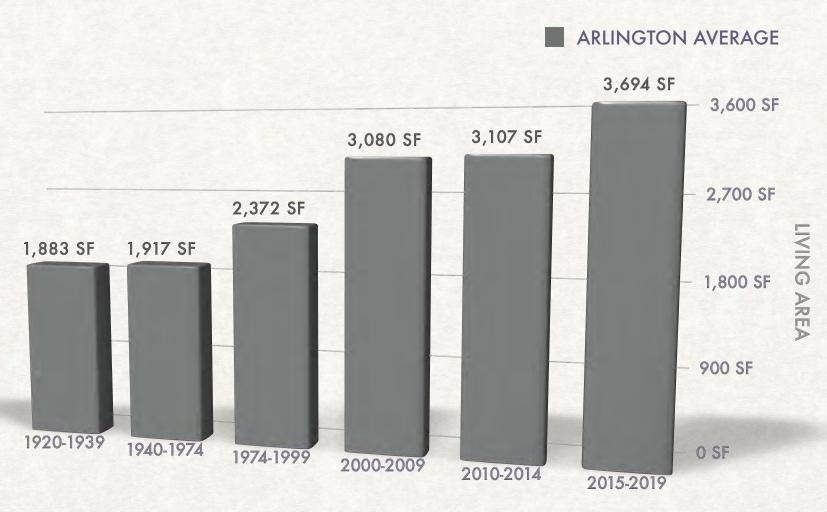
- Large new homes can substantially reduce neighbors' access to sunlight, open space and views, disrupt established neighborhoods and tend to be more expensive than homes they replace
- ▶ These impacts worry residents, who mentioned their concerns to planners compiling Arlington's current Master Plan in 2014 - 2015
- The Master Plan, adopted in 2016, addresses the teardown/rebuild phenomenon (page 53), recommending consideration of stricter dimensional controls (setbacks, etc.) as well as design guidelines in Neighborhood Conservation Districts (page 177) to confront these issues





## ARLINGTON: Single Family Home Sizes, 1920-2019

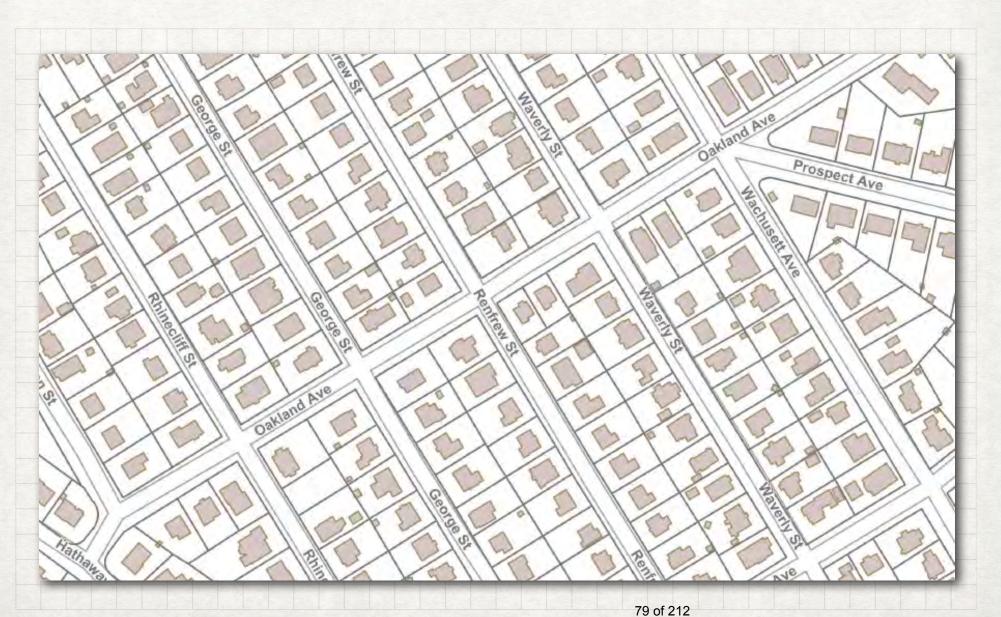
ARLINGTON ASSESSOR'S DATABASE, 2019



YEAR BUILT

## ARLINGTON RESIDENTIAL ZONING

LARGE, TALL NEW HOMES HAVE MOST IMPACTS ON THE SIDE YARDS OF ABUTTERS



## SKY EXPOSURE PLANES

#### MODERN IMPACT CONTROL IN RESIDENTIAL ZONING

- Sky planes are angles that start at a lot line and extend inward (toward the center of the property) and upward at defined intervals
- ▶ Buildings and structural components MAY NOT extend above/beyond Sky Exposure Planes
- ▶A 1:1 Side Yard Sky Plane rises one foot up for every foot of inward horizontal distance from the side lot lines
- Sky Exposure Planes focus building height into the center of a lot, away from neighboring properties, as shown on Figure 1 on the next slide

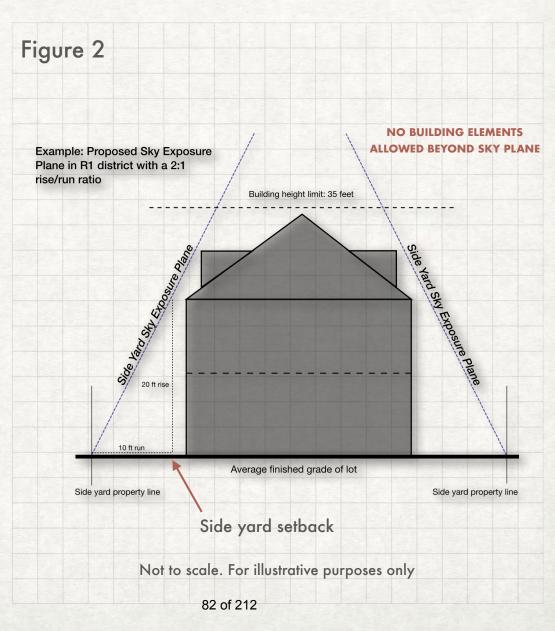


## **ARTICLE 49**

#### SIDE YARD SKY EXPOSURE PLANES

Article 49 proposes Side Yard Sky Exposure Planes in single-family residential districts R0, R1 and R2 ONLY for NEW single-family homes built after January 1, 2021:

Zone	Side Yard <u>Setback</u>	Side Yard Sky Exp. Plane	Sky Plane Height @ Side Setback
RO	10 ft	1.5 ft up:1 ft in	15 ft (10 ft x 1.5)
R1	10 ft	2.0 ft up:1 ft in	20 ft (10 ft x 2.0)
R2	10 ft	2.5 ft up:1 ft in	25 ft (10 ft x 2.5)



## **ARTICLE 49**

#### ADDITIONAL INFORMATION

- Additions to homes are EXEMPT from Side Yard Sky Exposure Plane requirements (as are new homes meeting town affordability standards)
- Minor roof overhangs, gable roof ends, small dormers and flush-mounted solar energy systems are also exempt from Side Yard Sky Exposure Planes requirements
- Sky Exposure Planes are more precise ways of controlling building mass and height to minimize impacts on neighboring properties. They allow architects/builders to flexibly allocate building mass towards the centre of lots rather than crudely limiting building size, as do current alternatives such as larger setbacks, reduced lot coverage standards or Floor Area Ratios (FAR)
- Sky Exposure Planes are widely used throughout the United States, particularly in Western states. Some communities in Massachusetts, including Natick and Cambridge, use them in residential and commercial zoning districts

## ARTICLE 49 WAS NOT DRAFTED TO PUNISH THE BUILDERS OF LARGE NEW HOMES, OR THE PEOPLE WHO LIVE IN THEM

Article 49 updates Arlington's zoning regulations with modern tools that:

- Protect older dwellings from oversize impacts from large homes
- Allow construction of larger homes in response to current housing market conditions
- Permit homeowners to make repairs and build additions on their homes WITHOUT dealing with Sky Plane regulations

## THANK YOU

#### **ARLINGTON, MASSACHUSETTS: ANNUAL TOWN MEETING 2021**



## Article 49 - Side Yard Sky Exposure Planes Supplemental Information

Prepared for: Arlington Redevelopment Board

Prepared by: Ted Fields, Resident

March 19, 2021

ADDITIONAL INFORMATION

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1

#### **ADDITIONAL CHARTS**

Chart 2: ARLINGTON - DWELLING SIZE AND HEIGHT TRENDS, 1940-2019 (Arlington Assessor's Database, 3.6.20)

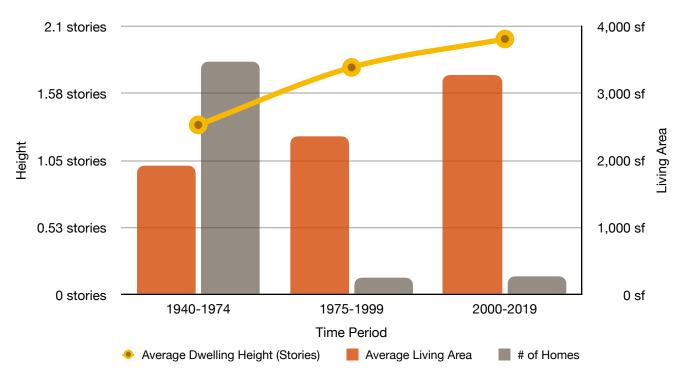


Chart 3: SIDE YARD SKY EXPOSURE PLANES - DIMENSIONAL CALCULATIONS (Ted Fields, 3.9.21)

Zoning District	Minimum Side Yard Setback A	Maximum Height B	Side Yard Sky Plane C	Maximum Height Allowed @ Side Yard Setback	Maximum Height Allowed at:
R0	10 feet	35 feet	1.5 : 1 (rise : run)	15 feet (A x C)	23.3 feet from side lot line (B / C)
R1	10 feet	35 feet	2 : 1 (rise : run)	20 feet (A x C)	17.5 feet from side lot line (B / C)
R2	10 feet	35 feet	2.5 : 1 (rise : run)	25 feet (A x C)	14 feet from side lot line (B / C)

#### **PHOTOGRAPHS**























































#### **Town of Arlington, Massachusetts**

#### Docket #2150 as amended by Docket #2618, 49-51 Grove Street \*Continued Public Hearing\*

#### Summary:

9:30 p.m.

Board will open a public hearing to review an application filed on January 28, 2021 by the Town of Arlington, 730 Massachusetts Avenue, Arlington MA, in accordance with the provisions of MGL Chapter 40A § 11, and the Town of Arlington Zoning Bylaw Section 3.4, Environmental Design Review. The applicant proposes to consolidate Town operations through the renovation of four existing buildings, construction of one new building, site improvements, and construction of ancillary support features at the Department of Public Works Yard, 49 and 51 Grove Street, Arlington, MA in the Industrial District. The reopening of the Special Permit is to allow the Board to review and approve the project under Section 3.4, Environmental Design Review.

- For each public hearing, applicants will be provided 5 minutes for a presentation.
- DPCD staff will be provided 3 minutes to discuss public hearing memo.
- Members of the public will be provided time to comment.
- Board members will discuss each docket and may vote.

#### **ATTACHMENTS:**

	Туре	File Name	Description
ם	Reference Material	Updated_Memo_to_ARB_re_Docket_2150-2618.pdf	Updated Memo to ARB re Docket 2150- 2618
D	Reference Material	EDR_Public_Hearing_Memo_Docket_2150-2618_4951_Grove_Street.pdf	EDR Public Hearing Memo Docket 2150-2618 49 & 51 Grove Street
D	Reference Material	Arlington_Municipal_FacilityDesign_Review_Supplemental_Information.pdf	Arlington Municipal Facility - Design Review Supplemental Information
D	Reference Material	Arlington_Municipal_Facility_EDR_01-28- 21.pdf	Arlington Municipal Facility EDR 01-28- 2021



#### Town of Arlington, Massachusetts

Department of Planning & Community Development 730 Massachusetts Avenue, Arlington, Massachusetts 02476

#### **Public Hearing Memorandum - Update**

The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.

**To:** Arlington Redevelopment Board

From: Jennifer Raitt, Secretary Ex Officio

Subject: Environmental Design Review, Docket #2150 as amended by Docket #2618

49 & 51 Grove Street

**Date:** March 24, 2021

This memo is provided as an update to the last memo provided on February 16, 2021. The following items have been updated pursuant to this application:

- Cover letter to ARB, dated March 23, 2021, including a narrative;
- Bike Rack Detail, prepared by Weston & Sampson, dated March 23, 2021;
- Analysis of Street Accessible Space, prepared by Weston & Sampson, dated March 23, 2021;
- Floorplan of Building E showing path from bike alcove to locker room;
- Signage Details; and
- Building E Elevations, dated March 23, 2021.

These items address the following items discussed by the Board:

- Selection of bike rack specification consistent with the Bicycle Parking Guidelines;
- Improve elevation of Building E;
- Provide signage details to document compliance with Section 6.2; and
- Consider including an accessible parking space along Grove Street.

Should the Board make a decision on the EDR application, the following findings and conditions are recommended:

#### **Findings**

- 1. The ARB finds that the project is consistent with Environmental Design Review per Section 3.4 of the Zoning Bylaw.
- 2. The ARB finds that the project is consistent with screening and buffer requirements of Section 5.3.7 and 5.3.21(A).
- 3. The ARB finds that the project is consistent with the parking and loading space standards of Section 6.1.11.

#### **General Conditions**

- The final design, sign, exterior material, landscaping, and lighting plans shall be subject
  to the approval of the Arlington Redevelopment Board at the time when future
  operators are identified. Any substantial or material deviation during construction from
  the approved plans and specifications is subject to the written approval of the Arlington
  Redevelopment Board
- 2. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
- The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.
- 4. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner and shall be accomplished in accordance with Town Bylaws.
- 5. Trash shall be picked up only on Monday through Friday between the hours of 7:00 am and 6:00 pm. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with the Town Bylaws.
- 6. Upon installation of landscaping materials and other site improvements, the owner shall remain responsible for such materials and improvement and shall replace and repair as necessary to remain in compliance with the approved site plan.
- 7. Upon the issuance of the building permit the Applicant shall file with the Inspectional Services Department and the Police Department the names and telephone numbers of contact personnel who may be reached 24 hours each day during the construction period.



#### Town of Arlington, Massachusetts

Department of Planning & Community Development 730 Massachusetts Avenue, Arlington, Massachusetts 02476

#### **Public Hearing Memorandum**

The purpose of this memorandum is to provide the Arlington Redevelopment Board and public with technical information and a planning analysis to assist with the regulatory decision-making process.

**To:** Arlington Redevelopment Board

**From:** Jennifer Raitt, Secretary Ex Officio

Subject: Environmental Design Review, 49 & 51 Grove Street, Arlington, MA

Docket #2150 as amended by Docket #2618

**Date:** February 16, 2021

#### I. Docket Summary

This is an application by the Town of Arlington, 730 Massachusetts Avenue, Arlington MA, to consolidate Town operations, including Public Works, Inspectional Services, Facilities, and Information Technical, through the renovation of four existing buildings, construction of one new building, site improvements, and construction of ancillary support features at the Department of Public Works Yard, 49 and 51 Grove Street, Arlington, MA in the Industrial District. The reopening of the Special Permit is to allow the Board to review and approve the development under Section 3.4, Environmental Design Review.

Materials submitted for consideration of this application:

- Application for EDR Special Permit;
- Zoning and Layout Plan, prepared by Weston & Sampson, dated January 4, 2021;
- Existing Conditions Plan, prepared by Weston & Sampson, dated February 16, 2018:
- Overall Layout and Materials Plan, prepared by Weston & Sampson, dated January 22, 2021;
- West and East Layout and Materials Plan, prepared by Weston & Sampson, dated January 22, 2021;

- Utility Plan, prepared by Weston & Sampson, dated January 22, 2021;
- Overall Grading and Drainage Plan, prepared by Weston & Sampson, dated January 22, 2021;
- West and East Grading and Drainage Plan, prepared by Weston & Sampson, dated January 22, 2021;
- Landscaping and Planting Plan, prepared by Weston & Sampson, dated January 22, 2021:
- Planting Details, prepared by Weston & Sampson, dated January 22, 2021;
- Building Plans, prepared by Weston & Sampson, dated November 20, 2020;
- Renderings of the redeveloped DPW Yard;
- Proposed Building Materials for Building E; and
- LEED Checklist, dated January 21, 2021.

The Project involves the renovation of four buildings and the construction of one new building, plus the replacement of operations support features such as the fuel island and the salt shed. As part of this effort, two of the existing salt shed buildings will be demolished. The new, approximately 38,000 square foot, building will include office/administrative space, motor equipment repair maintenance area, trade shops, and a vehicle wash bay. A new salt shed will also be constructed.

Town Meeting recently rezoned a portion of the DPW complex at the Special Town Meeting in November 2020. A portion of the property was zoned R1, which prohibits municipal public works yards and associated maintenance, storage, and office facilities. The ARB recommended favorable action on the rezoning.

#### II. Application of Special Permit Criteria (Arlington Zoning Bylaw, Section 3.3)

#### 1. Section 3.3.3.A.

The use requested is listed as a Special Permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.

A municipal public works yard and associated maintenance, storage, and office buildings require a special permit. Some of the buildings on the site date to 1920, and no significant changes have been made the property since the 1970s. The Board can find that this condition is met.

#### 2. Section 3.3.3.B.

The requested use is essential or desirable to the public convenience or welfare.

The Department of Public Works is essential to the operation of the Town. The existing buildings are outdated, undersized, and contain code deficiencies and inefficiencies to property support the operations of DPW and the other departments accommodated at the site. The proposed renovation will properly accommodate the Town operations that occur at the site. The Board can find this condition is met.

#### 3. Section 3.3.3.C.

The requested use will not create undue traffic congestion or unduly impair pedestrian safety.

The existing traffic and circulation patterns will be improved. Site access is a bit haphazard currently, although the non-public areas of the DPW Yard are restricted by a gate. The proposed redevelopment of the site will create a counterclockwise vehicle path utilizing the existing curb cuts from Grove Street for the DPW vehicles, with clear direction to parking for personal vehicles and recycling drop off. Sidewalks will be reconstructed with concrete along Grove Street and internal to the site. The Board can find this condition is met.

#### 4. <u>Section 3.3.3.D.</u>

The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety, or the general welfare.

The DPW Yard has operated at this site for many decades, and it will not overload the public water, drainage, or sewer system. The redevelopment of the site will be sensitive to the presence of the historic contamination and the design takes steps to mitigate any future intrusions to the engineered barriers and direct contact barriers. The Board can find this condition met.

#### 5. Section 3.3.3.E.

Any special regulations for the use as may be provided in the Bylaw are fulfilled.

There are no special regulations for this particular use. The Board can find this condition met.

#### 6. Section 3.3.3.F.

The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health or welfare.

The continuation of the DPW yard use and space for other Town departments will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health and welfare. The Board can find this condition is met.

#### 7. Section 3.3.3.G.

The requested use will not, by its addition to a neighborhood, cause an excess of the use that could be detrimental to the character of said neighborhood.

The use will not be in excess or detrimental to the character of the neighborhood. The DPW Yard has existed at this location for decades. The Board can find this condition is met.

#### III. Environmental Design Review Standards (Arlington Zoning Bylaw, Section 3.4)

#### 1. EDR-1 Preservation of Landscape

The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

The existing site condition is developed. The paved surfaces existing on the site provide a contact barrier to historic soil contamination and will continue to do so. Some landscaping exists on the perimeters of the property, which will be replaced with native plantings per the Order of Conditions from the Conservation Commission. The Board can find this condition is met.

#### 2. EDR-2 Relation of the Building to the Environment

Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of the existing buildings in the vicinity that have functional or visible relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing so as to reduce the effect of shadows on the abutting property in an R0, R1 or R2 district or on public open space.

The redevelopment of the site will not change the use of the site as a DPW Yard. Four buildings will be renovated, and another new building will be constructed, all with industrial style buildings suited for the function of a DPW Yard and Town Departments. The new building will seamlessly blend into the arrangement of the existing buildings on site and takes cues in terms of the material selections from the historic Arlington Gas Works Building presently existing on the site. Other features on the site, including the fuel island and the salt shed, will be relocated toward the rear of the site, creating an inviting streetscape for customers and visitors to this municipal complex. The Board can find this condition is met.

#### 3. EDR-3 Open Space

All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing by the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility and facilitate maintenance.

There is no requirement for landscaped open space or usable open space for this use in the Industrial District. As noted throughout the application materials, the operational needs of the facility and the below grade historic contamination make it difficult to provide large expanses of open space. Landscaping is provided at the perimeter of the property and in strategic locations of the renovated complex. The Board can find that this condition is met.

#### 4. EDR-4 Circulation

With respect to vehicular and pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 6.1.12 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

The redevelopment of the DPW Yard will provide 135 parking spaces, which exceeds what is required for the Town of Arlington departments that will operate in the buildings. However, this site could provide overflow parking for other municipal facilities, including the adjacent Arlington High School complex. The ARB may want clarification on the need for 135 parking spaces.

The application materials also indicate that 9 bicycle parking spaces will be provided. The standard noted in the application corresponds to the long-term bicycle parking spaces, and there is no information about the required short-term bicycle parking, which may be 15 short-term bicycle parking spaces based on the data provided. It appears that all of the parking is outdoor bicycle parking, and presumably short-term parking due being outdoors, located in two areas adjacent to Building A. There is no specification for these bicycle racks to review. There is no indication that long-term bicycle parking is accommodated inside any of the buildings. The ARB may want clarification on compliance with the long-term and short-term bicycle parking standards.

EV vehicular charging infrastructure will be installed adjacent to Building E for future use.

The application materials indicate that certain parking and driveway standards cannot be strictly complied with as follows:

- The landscaping required per Section 6.1.11.D is not provided due to the below grade historic contamination. Landscaping would interfere with the engineered barriers and direct contact barrier. The landscaping standards may be modified per Section 6.1.11.E by the ARB.
- 2. The driveway width is proposed to be 30 feet wide, an increase from the 24 feet maximum required by Section 6.1.11.C(9). The larger width is to accommodate the DPW equipment and the Fire Department equipment. The application materials

indicate that this standardized driveway width will be an improvement over the existing conditions.

- 3. Three parallel parking spaces are proposed along Grove Street in front of Building E. These parking spaces are located in the front yard, which is not allowed per Section 6.1.11.D(4). The application materials indicate that allowing this parking will provide convenient access to the DPW administrative offices and the Inspectional Services Department.
- 4. A screening buffer of 25 feet is required between the parking lot and the adjacent residential properties to the west per Section 5.3.7 and 5.3.21(A). This may be reduced to 12.5 feet if a solid fence and plantings are installed. In this southwestern corner of the site, there also exists below grade historic contamination, overhead wires, and an underground high pressure natural gas distribution main and associated RIC station. Currently, there is pavement up to the property line. The proposed conditions will pull pavement back 5 feet to 10 feet from the property line, a grass strip will be installed, as will a 6-foot vinyl fence.

The ARB should consider whether the unique conditions of the site, the use, and the overall redevelopment of the complex meet the intent of the regulations in Section 6.1.11, 5.3.7, and 5.3.21(A).

#### 5. EDR-5 Surface Water Drainage

Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and stormwater treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Stormwater should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected in intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas. In accordance with Section 3.3.4., the Board may require from any Applicant, after consultation with the Director of Public Works, security satisfactory to the Board to ensure the maintenance of all stormwater facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the Applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for any future maintenance needs.

The application materials indicate that the approach to stormwater management on the site consists of maintaining existing drainage patterns and outfalls, installing structure BMPs to provide water quality treatment, and improving environmentally sensitive areas of the site. In some areas on the site the Mill Brook is daylighted (and has associated floodplain areas) and in other areas the Brook is culverted, but special attention is paid to this resource. The stormwater management system has been approved by the Conservation Commission.

The system consists of the following:

- 1. Runoff from certain impervious surfaces will be conveyed to deep sump catch basins and hydrodynamic separators prior to being discharged;
- The runoff of the new parking area within the existing soccer field will be stored in an underground detention area and discharged at a controlled rate, and a portion of the proposed parking lot will be treated by a biofiltration system prior to connecting to the outfall system;
- 3. Previous biofiltration landscaped areas will be installed in the unpaved areas immediately adjacent to the Mill Book openings; and
- 4. The installation of sediment and oil removal and the installation of rain gardens.

The Board can find this condition is met.

#### 6. EDR-6 Utilities Service

Electric, telephone, cable TV, and other such lines of equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

New services will enter the site from overhead wires via a new utility pole to be installed at the southern entrance to the site. Electricity, telephone, cable, and similar services will be connect to the buildings through an underground system. The Board can find this condition is met.

#### 7. EDR-7 Advertising Features

The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties.

The historic signage on Building A will be restored. This signage is considered a landmark sign per Section 6.2 of the Zoning Bylaw and is exempt from compliance with that section.

New signage will be installed on Building E, including the street address "51 Grove Street", "Arlington Public Services", and "Town of Arlington Administrative Building." The application materials do not include any information about the dimensions. Based on one of the renderings provided, it appears that the "Town of Arlington Administration Building" is a wall sign and the "Arlington Public Services" sign is a canopy sign, both of which are allowed per Section 6.2. The additional details would provide the information necessary to determine compliance with the sign area requirements.

#### 8. EDR-8 Special Features

Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

All storage areas, including the relocated fuel island and salt shed, are located toward the rear of the site to ensure that there is an inviting streetscape for customers and visitors to this municipal complex. Interior capacity has been increased to provide storage of vehicles and equipment within the new building bringing a substantial amount of the outdoor storage inside. The Board can find this condition is met.

#### 9. EDR-9 Safety

With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

All buildings are designed with access and egress routes. The vehicular circulation can accommodate the largest municipal vehicles. Security fencing and gates are included to prevent unauthorized access to the non-public area of the complex. The Board can find this condition is met.

#### 10. EDR-10 Heritage

With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures or architectural elements shall be minimized insofar as practical whether these exist on the site or on adjacent properties.

The Arlington Gas Works Building and other buildings are included in the *Inventory of Historically or Architecturally Significant Properties in the Town of Arlington* and are listed in the National Register of Historic Places individually and as part of the multiple resource area. The new building takes cues from the terracotta tile used on the roof of the historic gas works building. The Massachusetts Historical Commission found that there is "no adverse effect" and the redevelopment of the site has been reviewed by the Arlington Historical Commission. The Board can find this condition is met.

#### 11. EDR-11 Microclimate

With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard surface, ground coverage or the installation of machinery which emits heat, vapor or fumes shall endeavor to minimize insofar as practicable, any adverse impacts on light, air and water resources or on noise and temperature levels of the immediate environment.

The redevelopment of the DPW Yard will not impact the microclimate and will improve the conditions of the site through a reduction of impervious surfaces, mitigation of the heat island effect, reduction in light pollution, and the storage of vehicles inside the new building. The Board can find this condition is met.

#### 12. EDR-12 Sustainable Building and Site Design

Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project.

The proposed building has been designed to meet the LEED silver certification. The Board can find this condition is met.

#### IV. Findings

- 1. The ARB finds that the project is consistent with Environmental Design Review per Section 3.4 of the Zoning Bylaw.
- 2. The ARB finds that the project is consistent with screening and buffer requirements of Section 5.3.7 and 5.3.21(A).
- 3. The ARB finds that the project is consistent with the parking and loading space standards of Section 6.1.11.

#### V. Conditions

#### General

- The final design, sign, exterior material, landscaping, and lighting plans shall be subject to the approval of the Arlington Redevelopment Board at the time when future operators are identified. Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board
- Any substantial or material deviation during construction from the approved plans and specifications is subject to the written approval of the Arlington Redevelopment Board.
- 3. The Board maintains continuing jurisdiction over this permit and may, after a duly advertised public hearing, attach other conditions or modify these conditions as it deems appropriate in order to protect the public interest and welfare.

- 4. Snow removal from all parts of the site, as well as from any abutting public sidewalks, shall be the responsibility of the owner and shall be accomplished in accordance with Town Bylaws.
- 5. Trash shall be picked up only on Monday through Friday between the hours of 7:00 am and 6:00 pm. All exterior trash and storage areas on the property, if any, shall be properly screened and maintained in accordance with the Town Bylaws.
- 6. Upon installation of landscaping materials and other site improvements, the owner shall remain responsible for such materials and improvement and shall replace and repair as necessary to remain in compliance with the approved site plan.
- 7. Upon the issuance of the building permit the Applicant shall file with the Inspectional Services Department and the Police Department the names and telephone numbers of contact personnel who may be reached 24 hours each day during the construction period.



55 Walkers Brook Drive, Suite 100, Reading, MA 01867 Tel: 978.532.1900

Arlington – DPW Facility WSE Project No. 2170997

March 23, 2021

Arlington Redevelopment Board 730 Mass Ave. Annex Arlington, MA 02476

Re: Environmental Design Review Arlington Municipal Facility 49 and 51 Grove Street

Dear Members of the Arlington Redevelopment Board:

On behalf of the Town of Arlington, Weston & Sampson Engineers, Inc. is hereby enclosing supplemental information for the above project in response to the comments received at the February 22, 2021 Arlington Redevelopment Board meeting. Below is a summary of the questions raised at the meeting with the associated responses. Support documentation has been attached to this letter to supplement the responses below.

- Comment 1: The Arlington Redevelopment Board (ARB) indicated that the exterior "Wave" bicycle rack is not compliant with the Town's Bike Rack Guidelines. The Town requested that Weston & Sampson review the guidelines and provide bicycle racks which meet these guidelines.
- Response 1: The proposed bicycle rack's shape and layout has been revised to a standard "U-Shape" in compliance with the Town of Arlington's "Bicycle Parking Guidelines". Please see associated reference sketch attached to this letter.
- Comment 2: The ARB requested that one of the parking spaces along Grove Street be changed to a handicap parking space. Weston & Sampson to review if there is adequate space to provide a code compliant handicap parking space on Grove Street.
- Response 2: Due to the clearance requirements associated with an on-street accessible parking space, namely the 5-ft width aisle clearance adjacent to the space, would result in a remaining sidewalk width that is insufficient for minimum code standards. A review of relocating the building siting in order to accommodate an accessible parking space at the street location, has determined that this would negatively impact the DPW operational clearance requirements.
- Comment 3: The ARB requested that we consider moving the location of the interior bicycle parking area closer to the administration area to allow for easy access to the shower area.
- Response 3: The location of the interior bicycle parking area has been reviewed with the DPW based

on the intended use of the facility. As shown on the attached plan A101, the interior bicycle storage area is located in an alcove off the employee circulation corridor with direct access to the outside on the east side of the building. This location limits potential conflicts with staff entering/exiting via the employee pedestrian entrance on the west side of the building. This location provides direct access from the bicycle storage area to the locker/shower/toilet area as shown by the dashed red line and is within a reasonable distance for personnel using these facilities.

- Comment 4: The ARB requested that additional details related to the proposed signage be provided demonstrating compliance with the Zoning Bylaws.
- Response 4: The proposed facility signage is provided at three locations, as follows:
  - a. Monument sign at facility entrance
  - b. Building sign at the front building elevation along Grove Street
  - c. Canopy sign at the building's main entrance

All proposed signage is in compliance with the Town of Arlington's Zoning Bylaws, as outlined in the attached three sketches associated with the three referenced signage locations.

- Comment 5: The ARB provided some feedback related to the aesthetics of Building E. The ARB requested that Weston & Sampson evaluate alternatives to assist in breaking up the massing using features that could potentially create vertical bays along the façade.
- Response 5: A proposed modification to the exterior siding material color and pattern, at the two-story Administration portion of the building fronting on Grove Street, has been studied and is attached to this letter for the Board's review and consideration. The proposed pattering of the terra cotta panel siding and the layout of the two types of panel profile and color has been modified to introduce a vertical element to mitigate the horizonal / linear quality of the front elevation and to emulate a sequence of building bays, as proposed to address the Board's concerns and review comments. Please refer to the attached building elevation study sketches.

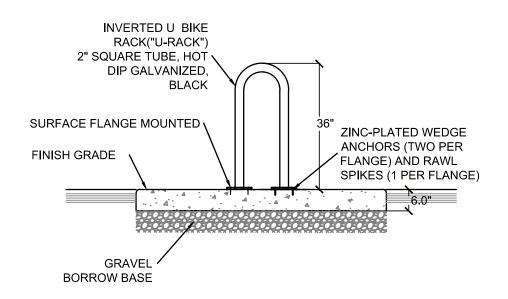
If you have any questions regarding this submittal, please feel free to contact me at (978)-532-1900.

Very truly yours,

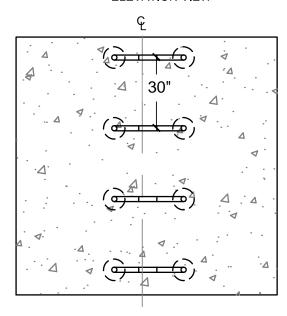
WESTON & SAMPSON

David Steeves

David Steeves, Project Architect



#### **ELEVATION VIEW**



#### **PLAN VIEW**



**BIKE RACK DETAIL** 

TOWN OF ARLINGTON, MA PUBLIC WORKS FACILITY

> 51 GROVE STREET ARLINGTON, MA



#### Weston & Sampson

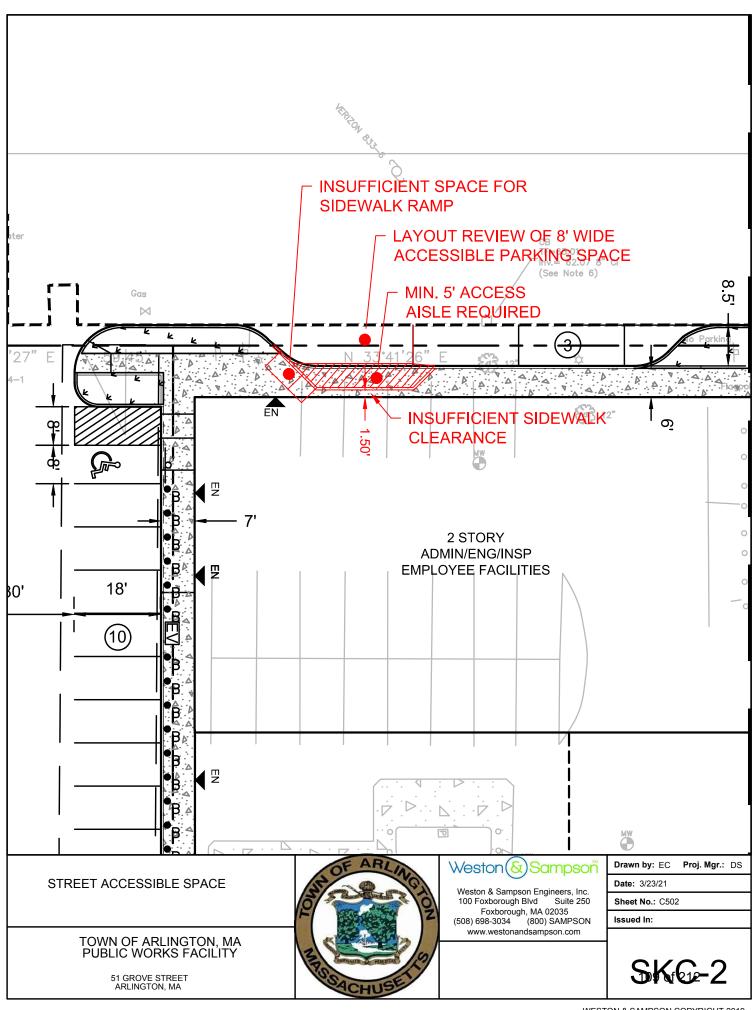
Weston & Sampson Engineers, Inc. 100 Foxborough Blvd Suite 250 Foxborough, MA 02035 (508) 698-3034 (800) SAMPSON www.westonandsampson.com Drawn by: EC Proj. Mgr.: DS

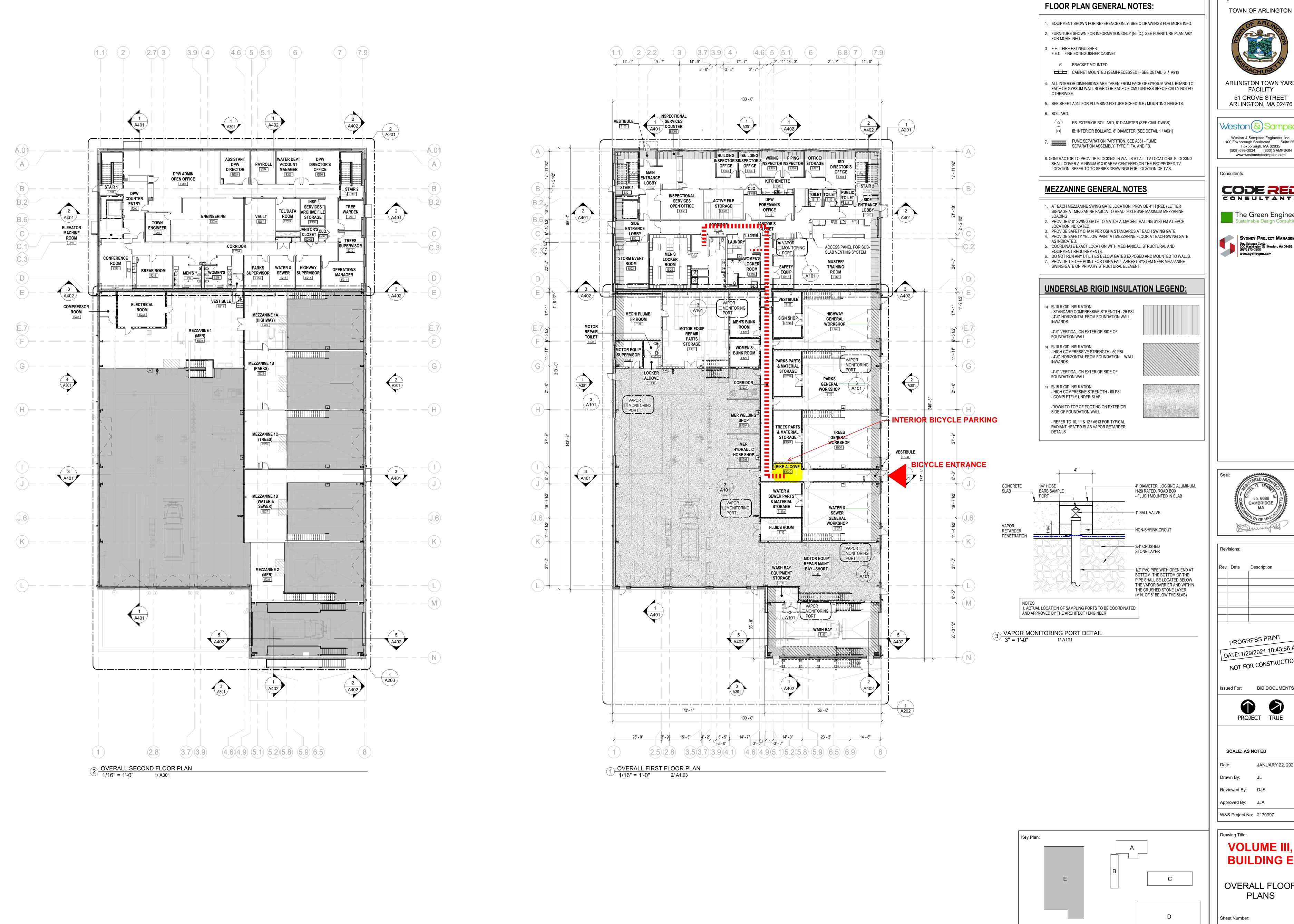
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SKG-1





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TOWN OF ARLINGTON



ARLINGTON TOWN YARD **FACILITY 51 GROVE STREET** ARLINGTON, MA 02476

Weston & Sampsor Weston & Sampson Engineers, Inc. 100 Foxborough Boulevard Suite 250 Foxborough, MA 02035 (508) 698-3034 (800) SAMPSON www.westonandsampson.com

Consultants:

CODERED

The Green Engineer

Sustainable Design Consulting

SYDNEY PROJECT MANAGEMENT One Gateway Center 300 Washington St | Newton, MA 02458 (857) 273-0500 www.sydneypm.com

Revisions:

Rev Date Description

PROGRESS PRINT DATE: 1/29/2021 10:43:56 AM

NOT FOR CONSTRUCTION

SCALE: AS NOTED

PROJECT TRUE

JANUARY 22, 2021

Drawn By:

Approved By:

W&S Project No: 2170997

Drawing Title:

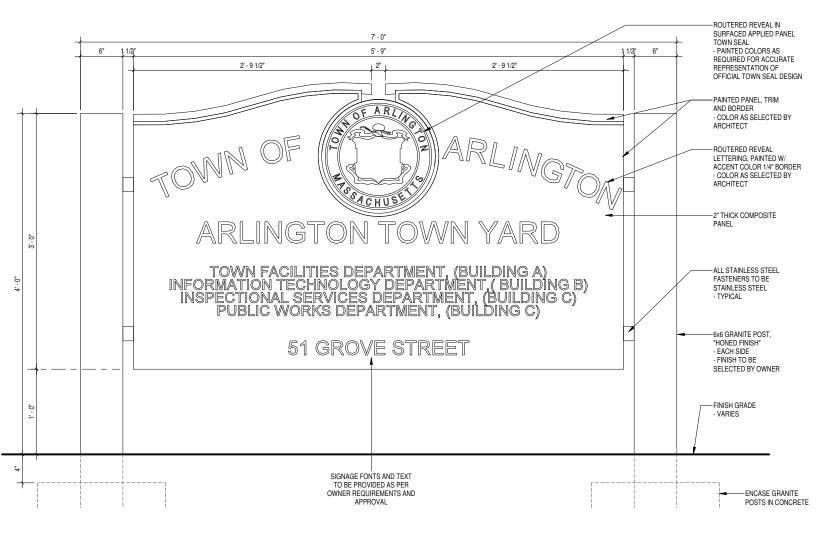
**VOLUME III, BUILDING E** 

OVERALL FLOOR **PLANS** 

Sheet Number:

SALT

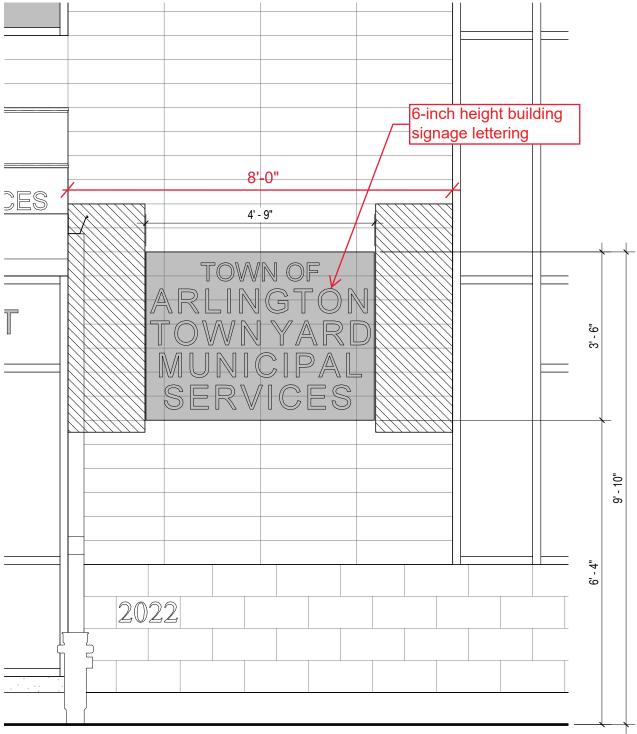
WESTON & SAMPSON COPYRIGHT 2021



#### **Free-standing Facility Monument Sign**

#### **Complies with Arlington Zoning Bylaw 6-37:**

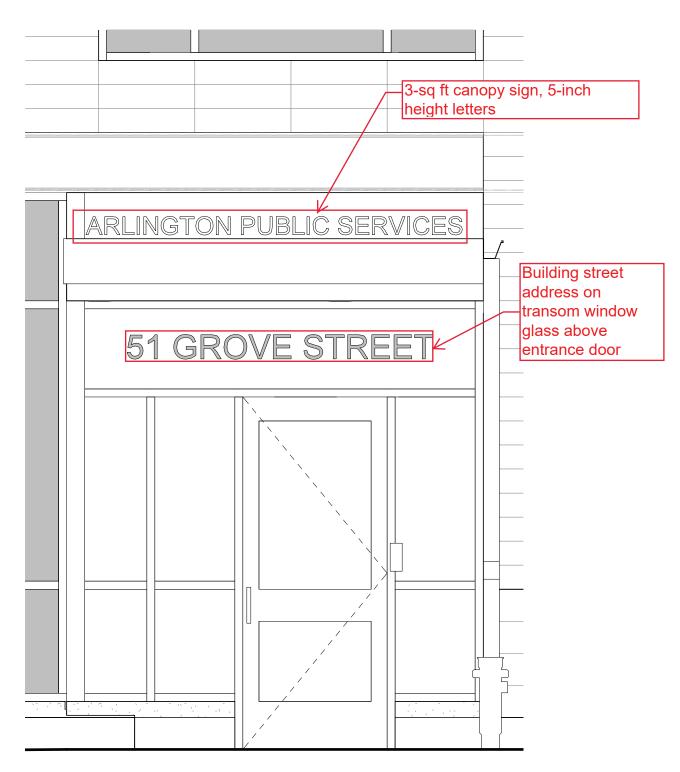
- 1. One sign provided for facility
- 2. Height of sign 4'-6", below maximum 6' height requirement
- 3. Sign is 20-sq ft, below maximum 24-sq ft requirement



#### Front Elevation, Building Signage

**Complies with Arlington Zoning Bylaw Sections 6-34, 6-35:** 

- 1. One wall sign, as permitted
- 2. Height of sign is 10-ft, in compliance with 25-ft maximum height requirement
- 3. Sign area is 17-sq ft, in compliance with maximum 40-sq ft area requirement 212
- 4. Sign width is 4'-9", positioned within 8-ft width building element, in compliance with 60% maximum width sign coverage of building section.

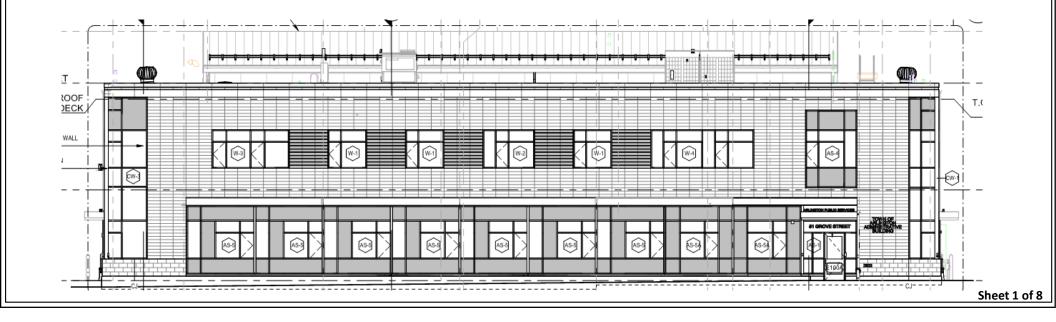


#### **Front Entrance Canopy Signage**

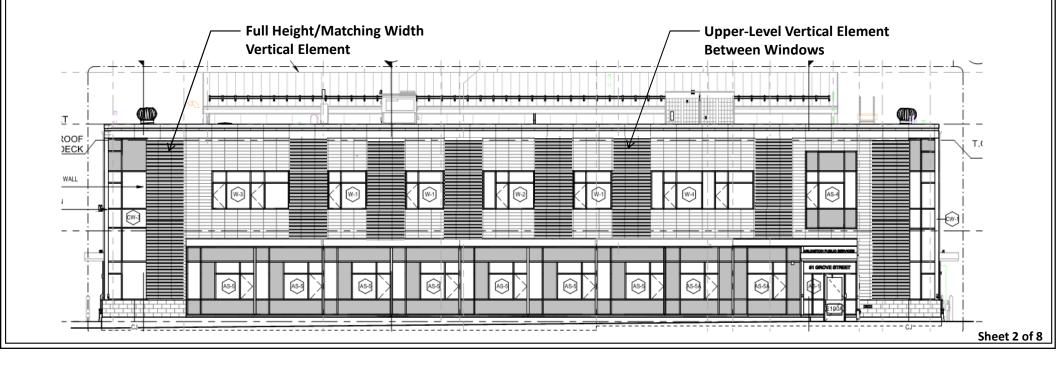
Allowed per Arlington Zoning Bylaw Section 6.2:

1. Total of 3-sq sf, complies with requirement of 1-sq ft per linear foot of sign, (sign is 8 ft in length).

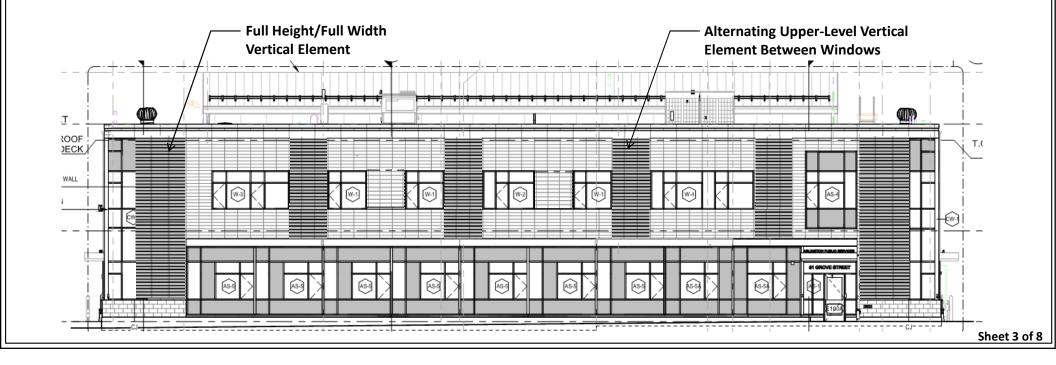
- This plan represents the front elevation of the proposed new Building E as submitted in the January 2021 Environmental Design Review package
- The following sheets (Sheet 2 8) represent a series of elevation studies developed to identify potential modifications to the elevations to address the comments received at the February 22, 2021 Arlington Redevelopment Board meeting



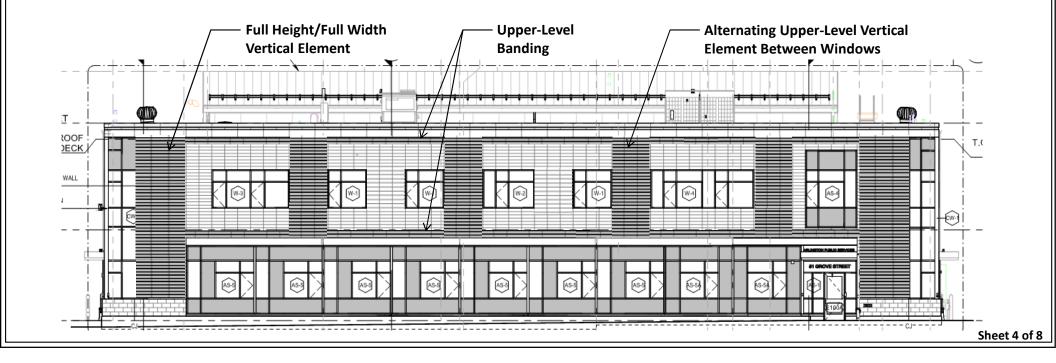
- Introduction of vertical elements at upper-level between windows using alternate material profile and/or color
- Introduction of full height vertical elements using alternate material profile and/or color at entrance towers



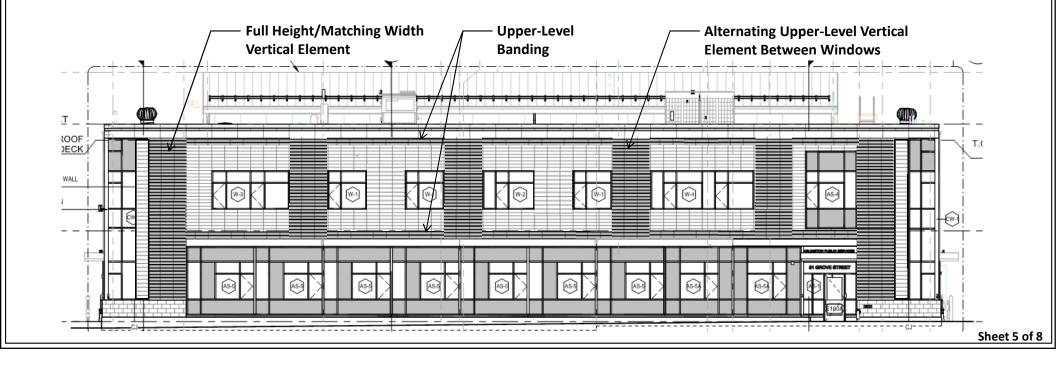
- Introduction of alternating vertical elements at upper-level between windows using alternate material profile and/or color
- Introduction of full height / full width vertical elements using alternate material profile and/or color at entrance towers



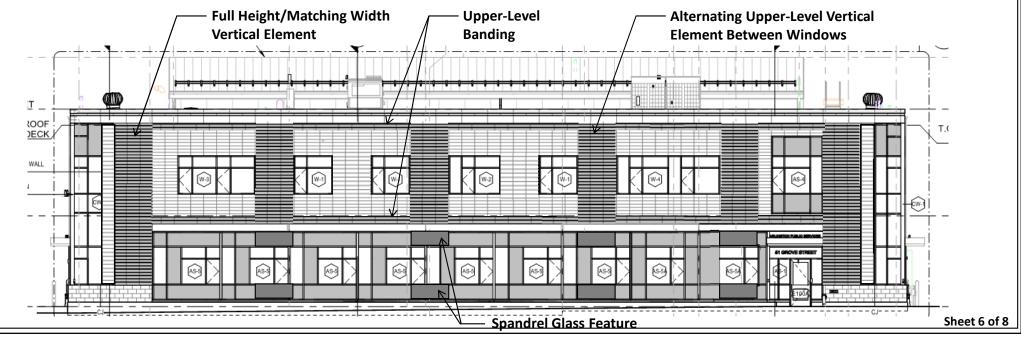
- Introduction of alternating vertical elements at upper-level between windows using alternate material profile and/or color
- Introduction of full height / full width vertical elements using alternate material profile and/or color at entrance towers
- Banding on upper level using alternate material profile and/or color to further accentuate bay pattern



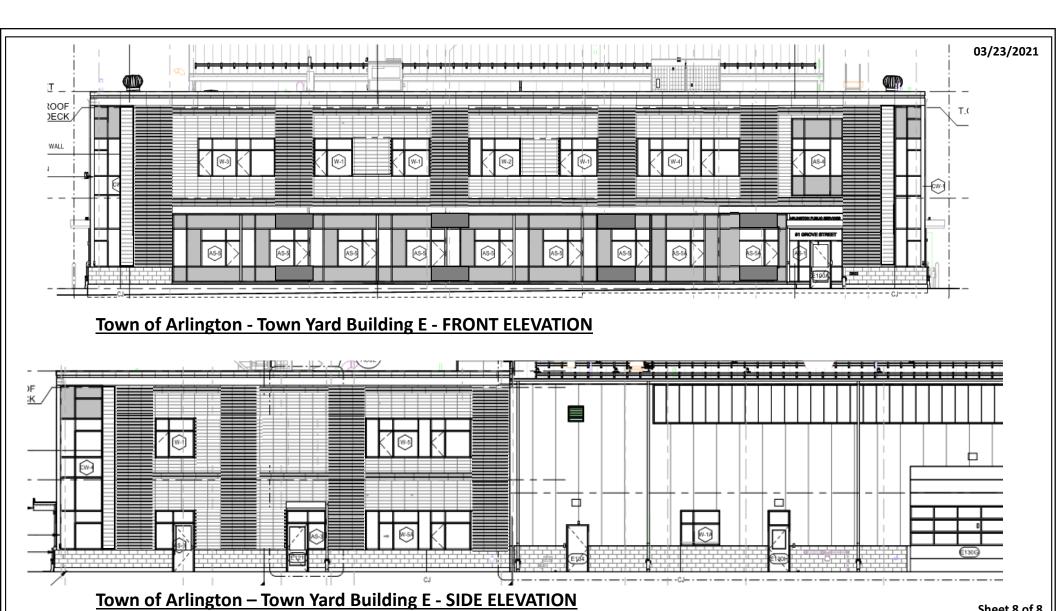
- Introduction of alternating vertical elements at upper-level between windows using alternate material profile and/or color
- Introduction of full height / matching width vertical elements using alternate material profile and/or color at entrance towers
- Banding on upper level using alternate material profile and/or color to further accentuate bay pattern



- Introduction of alternating vertical elements at upper-level between windows using alternate material profile and/or color
- Introduction of full height / matching width vertical elements using alternate material profile and/or color at entrance towers
- Banding on upper level using alternate material profile and/or color to further accentuate bay pattern
- Use of colored spandrel glass feature on lower-level storefront to extend vertical elements along entire facade







Sheet 8 of 8



55 Walkers Brook Drive, Suite 100, Reading, MA 01867 Tel: 978.532.1900

Arlington – DPW Facility WSE Project No. 2170997

January 28, 2021

Arlington Redevelopment Board 730 Mass Ave. Annex Arlington, MA 02476

Re: Environmental Design Review

Arlington Municipal Facility
49 and 51 Grove Street

Dear Members of the Arlington Redevelopment Board:

On behalf of the Town of Arlington, Weston & Sampson Engineers, Inc. is hereby enclosing two (2) hard copies and an electronic copy of the Environmental Design Review submission to fulfill the requirements of the Arlington Redevelopment Board Rules and Regulations. This submittal is associated with the proposed upgrades to support the Department of Public Works, Inspectional Services Department, Facilities Department, and Information Technology Department at existing DPW yard located on Grove Street.

As part of the filing, we have attached the following:

Application

Project Statement

Appendix A: Dimensional and Parking Information Plan

Appendix B: Site Plans
Appendix C: Building Plans

Appendix D: New Building E Exterior Materials Appendix E: Existing Conditions Photographs

Appendix F: LEED Checklist Appendix G: Impact Statement

If you have any questions regarding this submittal, please feel free to contact me at (339) 364-0585.

Very truly yours,

**WESTON & SAMPSON** 

Jeffrey J. Alberti, LEED-AP

Vice President



100 Foxborough Boulevard, Suite 250 Foxborough, MA 02035 tel: 508.698.3034

#### ENVIRONMENTAL DESIGN REVIEW

January 2021

TOWN OF

Arlington MASSACHUSETTS

Arlington Municipal Facility to Support DPW, ISD, Facilities, and IT Departments 49 and 51 Grove Street

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Arlington Municipal Facility to Support DPW, ISD, Facilities, and IT Departments 49 and 51 Grove Street

#### **APPLICATION**

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# TOWN OF ARLINGTON REDEVELOPMENT BOARD

Application for Special Permit In Accordance with Environmental Design Review Procedures (Section 3.4 of the Zoning Bylaw)

1.	Property Address 49 and 51 Grove Str	eet	Docket No	
1.	Name of Record Owner(s) Town of Arli		Phone 781-316-3010	
	Address of Owner 730 Mass. Ave. Ann		, Arlington, MA 02476	
	Street		City, State, Zip	
2.	Name of Applicant(s) (if different than abo	ve) Michael Ra	demacher	
	Address 51 Grove Street		Phone (781) 316-3101	
	Status Relative to Property (occupant, purc	haser, etc.) <u>Occ</u>	ipant; Director of Public Works	
3.	Location of Property Map 54, Block 3,	Lot 2.A and 2.I	3	
	Asses	sor's Block Plan, I	Block, Lot No.	
4.	Deed recorded in the Registry of deeds, Book 9705, Page 6; -or- registered in Land Registration Office, Cert. No, in Book, Page			
5.	Present Use of Property (include # of dwelling units, if any)  Department of Public Works Operations  Town playing fields			
6.	Proposed Use of Property (include # of dwelling units, if any) Municipal facility to support the  Department of Public Works, Inspectional Services Department, Facilities Department, and Information Technology Department.			
7.	Permit applied for in accordance with the following Zoning Bylaw section(s)	3.4.2.A 5.6.3	Environmental Design Review  Municipal public works yard and associated m storage, and office facilities in an I District	aintenanc
8.			Special Permit Conditions  title(s)  ovide any additional information that may aid the ARI nat you feel you should be granted the requested permiss	
	Please see att	ached Project St	atement	
property which is of Appe with any Board, s	olicant states thatthe Town of Arling of in Arlington located at _49 and 51 Grove is the subject of this application; and that united also on a similar application regarding this y and all conditions and qualifications impossible the permit be granted.	Street averable action -confidence of property within the street of the	owner -or- occupant -or- purchaser under agreement	Board omply
51 G	rove Street		(781) 316-3101	
Address			Phone	



#### Town of Arlington Redevelopment Board Application for Special Permit in accordance with Environmental Design Review (Section 3.4)

#### Required Submittals Checklist

Two full sets of materials and one electronic copy are required. A model may be requested. Review the ARB's Rules and Regulations, which can be found at <a href="mailto:arlingtonma.gov/arb">arlingtonma.gov/arb</a>, for the full list of required submittals.

<u>X</u>	Dimensional and Parking Information Form (see attached	1)	
<u>X</u>	Site plan of proposal		
	Model, if required		
X	Drawing of existing conditions		
X	_ Drawing of proposed structure		
<u>X</u>	Proposed landscaping. May be incorporated into site plan		
<u>X</u>	Photographs		
<u>X</u>	_ Impact statement		
X	Application and plans for sign permits		
_X_	Stormwater management plan (for stormwater management with new construction	ent during construction for projects	
FOR (	OFFICE USE ONLY		
	_ Special Permit Granted	Date:	
	Received evidence of filing with Registry of Deeds	Date:	
	Notified Building Inspector of Special Permit filing	Date:	

## TOWN OF ARLINGTON REDEVELOPMENT BOARD

## Petition for Special Permit under Environmental Design Review (see Section 3.4 of the Arlington Zoning Bylaw for Applicability)

For projects subject to Environmental Design Review, (see Section 3.4), please submit a statement that completely describes your proposal, and addresses each of the following standards.

- Preservation of Landscape. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing
  tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed
  areas.
- 2. Relation of Buildings to Environment. Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing to reduce the effect of shadows on abutting property in an R0, R1 or R2 district or on public open space.
- 3. Open Space. All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.
- 4. Circulation. With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.
- 5. Surface Water Drainage. Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed, and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic, and will not create puddles in the paved areas.

In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to insure the maintenance of all storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs.

- 6. Utility Service. Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.
- 7. Advertising Features. The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties. Advertising features are subject to the provisions of Section 6.2 of the Zoning Bylaw.

- 8. Special Features. Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.
- 9. Safety. With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed as to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.
- 10. Heritage. With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.
- 11. Microclimate. With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard-surface ground coverage, or the installation of machinery which emits heat, vapor, or fumes, shall endeavor to minimize, insofar as practicable, any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment.
- 12. Sustainable Building and Site Design. Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project. [LEED checklists can be found at <a href="http://www.usgbc.org/DisplayPage.aspx?CMSPageID=220b">http://www.usgbc.org/DisplayPage.aspx?CMSPageID=220b</a>]

In addition, projects subject to Environmental Design Review must address and meet the following Special Permit Criteria (see Section 3.3.3 of the Zoning Bylaw):

- 1. The use requested is listed as a special permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw.
- 2. The requested use is essential or desirable to the public convenience or welfare.
- 3. The requested use will not create undue traffic congestion or unduly impair pedestrian safety.
- 4. The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare.
- 5. Any special regulations for the use as may be provided in this Bylaw are fulfilled.
- 6. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.
- 7. The requested use will not, by its addition to a neighborhood, cause an excess of the particular use that could be detrimental to the character of said neighborhood.

#### **TOWN OF ARLINGTON**

Dimensional and Parking Information for Application to The Arlington Redevelopment Board

J	,		·	
Property Loca	ation 49 and 51 Grove Street		Zoning District	<u> </u>
Owner:	Town of Arlington	Address:	730 Mass. Ave. Annex	

Present Use/Occupancy: No. of Dwelling Units:

Department of Public Works Operations & Field

Proposed Use/Occupancy: No. of Dwelling Units: Municipal facility to support the DPW, ISD, Facilities, and IT Departments

Uses and their gross square feet: DPW, ISD, Facilities, & IT offices, shops, maintenance, & storage: 84,500 SF plus ancillary support structures: 11,400 SF

Uses and their gross square feet:
DPW & ISD offices, shops, maintenance, & storage: 46,400 SF plus ancillary support structures: 7,450 SF

Docket No.

Lot Size			
Frontage			
Floor Area Ratio			
Lot Coverage (%), where applicable			
Lot Area per Dwelling Unit (square feet)			
Front Yard Depth (feet)			
Side Yard Width (feet)	right side		
	left side		
Rear Yard Depth (feet)			
Height			
Stories			
Feet			
Open Space (% of G.F.A.)			
Landscaped (square feet)			
Usable (square feet)			
Parking Spaces (No.)			
Parking Area Setbacks (feet), where applicable			
Loading Spaces (No.)			
Type of Construction			
Distance to Nearest Building			

Present Conditions	Proposed Conditions	Min. or Max. Required by Zoning for Proposed Use
254,130 s.f.	254,130 s.f.	min.
407.45 ft.	407.45 ft.	min.
0.21	0.38	max. 1.5
+/- 75%	+/- 94%	max.
		min.
Exist Bldg. 1.0 ft.	Exist Bldg. 1.0 ft.	min. 10 ft.
Exist Bldg. 1.5 ft.	Exist Bldg. 1.5 ft.	min. 10 ft.
Exist. Bldg. 111.25 ft.	Prop. Bldg. 64.0 ft.	min. 10 ft.
Exist Bldg. 1.5 ft.	Prop. Bldg. 1.5 ft.	min. 10 ft.
see below	see below	min. see below
Exist Bldg. 3 stories	Exist Bldg. 3 stories	stories 3/4
Exist Bldg. 58.3 ft.	Exist Bldg. 58.3 ft.	feet 39 ft / 52 ft.
		min
2,567 s.f.	6,085 s.f.	(s.f.)
n/a	n/a	(s.f.)
71	135	min. 36
0 ft.	5.1 ft. with fence	5.0 ft. with min. fence
0	2	min. 2
See plans		
34 ft.	34 ft.	min. n/a

Arlington Municipal Facility to Support DPW, ISD, Facilities, and IT Departments 49 and 51 Grove Street

#### PROJECT STATEMENT

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#### **PROJECT STATEMENT**

#### Background

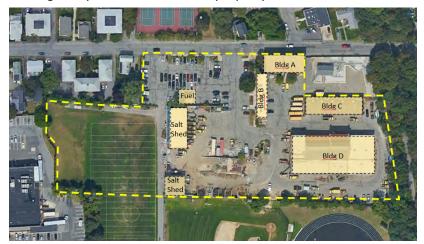
The Town of Arlington is proposing a new/renovated Project to support the Department of Public Works and other Town operations at the existing Public Works Facility site located at 49 & 51 Grove Street. The existing buildings are outdated, undersized, and contain many code deficiencies and inefficiencies to properly support operations. The Project provides for the consolidation of several town operations including Public Works, Inspectional Services Department (ISD), Facilities, and Information Technology (IT).

The new/renovated facility is sized to properly accommodate modern Public Works operations, ISD, Facilities, and IT. The project includes renovation of four existing buildings, construction of one new building, site improvements, and construction of ancillary support features including a salt storage structure and a fueling facility.

#### **Site Description**

The Project site is located on Grove Street, immediately northwest of the High School. It is bound easterly by a National Grid natural gas facility and the Minuteman Bikeway. Westerly of the property are residences and a grocery store. North of the property, across Grove street, are

residences and tennis There are six courts. existing buildings on the Public Works site. proposed redevelopment approximately area is 5.83 acres and is predominately paved with the exception of the area that is currently being used as a field to the southwest of the buildings. This field area



is constructed over an area of contaminated soil and includes an impermeable cap just beneath the surface for a portion of the area, essentially rending a majority of the field area impervious as well. The site is a two-tiered site with each tier having site grades that are generally flat with some minor cross slopes.

Running north to south through the property is Mill Brook. From the property line at Grove Street, the brook runs in a stone lined channel for approximately 37 feet, before entering a culvert. This channel is a regulatory floodway per FEMA mapping. From the end of the stone channel, the brook enters a culvert. The culvert daylights at two





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Arlington Municipal Facility 49 & 51 Grove Street Environmental Design Review Submittal Project Statement

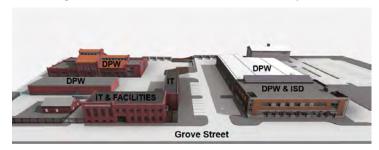
locations on the property. Each of these openings and the area surrounding them are part of the 100-year flood zone per FEMA mapping.

Riverfront areas and wetland buffer zones extend from the stone lined channel and from the culvert openings. These resources area buffer zones are predominately impervious with approximately 2,000 square feet of vegetated areas (<12% of the buffer zone) consisting of mainly non-native species.

#### Scope of Work

The Project involves the renovation of four buildings and the construction of one new building, plus the replacement of operations support features such as the fuel island and the salt shed. As part of this effort, two of the existing salt shed buildings will be demolished. The new, approximately 38,000 square foot, building will include office/administrative space, motor

equipment repair maintenance area, trade shops, and a vehicle wash bay. A new salt shed will also be constructed. The salt shed will allow for delivery vehicles to dump salt directly in the building; thereby minimizing cleanup and remnants exterior to the building.



Work within the riverfront area and the 100-foot wetland buffer zone include site improvements and minor grade changes. A portion of the new building will also lie within these areas. There will be a reduction in impervious surfaces within these areas. The project has been reviewed and approved by the Arlington Conservation Commission and an Order of Conditions has been issued.

Site stormwater improvements include:

- Numerous new deep sump hooded catch basins
- Five (5) Hydrodynamic separators will be installed
- An underground chamber detention system will be installed to control peak flows
- Biofiltration systems

In addition to the improved stormwater features, the Project includes the following additional features to improve the overall integrity of stormwater and the environment:

- Improved storage of vehicles, equipment, and materials (maximize indoor vs. outdoor)
- Improved storage and handling of liquid petroleum products
- Improved vehicle washing operations (no discharge to stormwater system)

Landscape areas will be planted with native species.

Arlington Municipal Facility 49 & 51 Grove Street Environmental Design Review Submittal Project Statement

#### **Special Permit Summary**

In accordance with Town of Arlington Zoning Bylaws, the Town is requesting Special Permits as follows:

- Section 3.4 Environmental Design Review, subsection 3.4.2.A, for the construction and reconstruction of a site abutting the Minuteman Bikeway.
- Section 5.6 Other Districts, subsection 5.6.3 Use Regulations for MU, PUD, I, T and OS Districts, for a municipal public works yard and associated maintenance, storage, and office facilities as well as municipal public parking area in the Industrial (I) district
- Section 3.3 Special Permits for alternate dimension and screening provisions:
  - o Landscaping within Parking Lots
  - o Maximum Driveway Width
  - o Parking in Front Yard
  - o Screening and Buffers Abutting Residential Districts

The following is a summary of the alternate dimension and screening provisions:

<u>Landscaping within Parking Lots</u> - the proposed parking lot is located over historic contamination which includes engineered barriers and direct contact barriers. As a result, the parking lot has been designed without interior landscaping to provide a continuous impermeable direct contact barrier meeting MassDEP standards to improve safety by limiting the potential for employees or the public to come in contact with this historic contamination.

<u>Maximum Driveway Width</u> - the proposed design includes 30-foot wide driveways in lieu of the maximum 24-foot wide identified by the Zoning Bylaws. The wider driveway will improve safety for the large DPW equipment and Fire Department vehicles that will be accessing the site for DPW operations or fueling on a regular basis. The proposed 30-foot wide driveways will be an improvement over the pre-existing non-conforming driveways which are 47 feet and 52 feet wide.

<u>Parking in Front Yard</u> - the proposed plan includes three parallel parking spaces along Grove Street which fall within the front yard of the site. These parking spaces will allow the public to safely and quickly access DPW administration and ISD services within the new building without requiring access to the site. This location provides more convenient access to the public and helps to segregate DPW and public traffic which will improve safety for the site.

Screening and Buffers Abutting Residential Districts - In accordance with 5.3.7.A, the required screening buffer between the I district and R districts is 12.5 feet with a solid fence and plantings. The site is currently lacking any screening buffers between the proposed site and adjacent lots and represents a pre-existing non-conforming condition. The site is not amenable to adding planted buffers along these property lines due to the historic contamination as well as existing utility infrastructure including overhead wires along the property line as well as an underground nationalgrid high pressure natural gas distribution main and associated RIC station. The existing conditions currently include paving up to the residential property line. As part of the proposed development, the pavement edges will be pulled back 5' to 10' from the edge of

Arlington Municipal Facility 49 & 51 Grove Street Environmental Design Review Submittal Project Statement

the residential property, providing a grass strip, and installing a 6' high solid vinyl fence to provide screening for the site.

Due to the age of the development at the site, many of the dimensional standards are not met and represent pre-existing non-conforming conditions. As outlined in the attached plans and narratives, the proposed development is improving many of these conditions to the maximum extent practicable including:

- increasing parking buffers
- increasing landscape provisions on site
- improved stormwater systems
- improved facilities to house more operations indoors
- improved environmental controls in the new buildings
- aesthetic improvements consistent with the historic character of the site

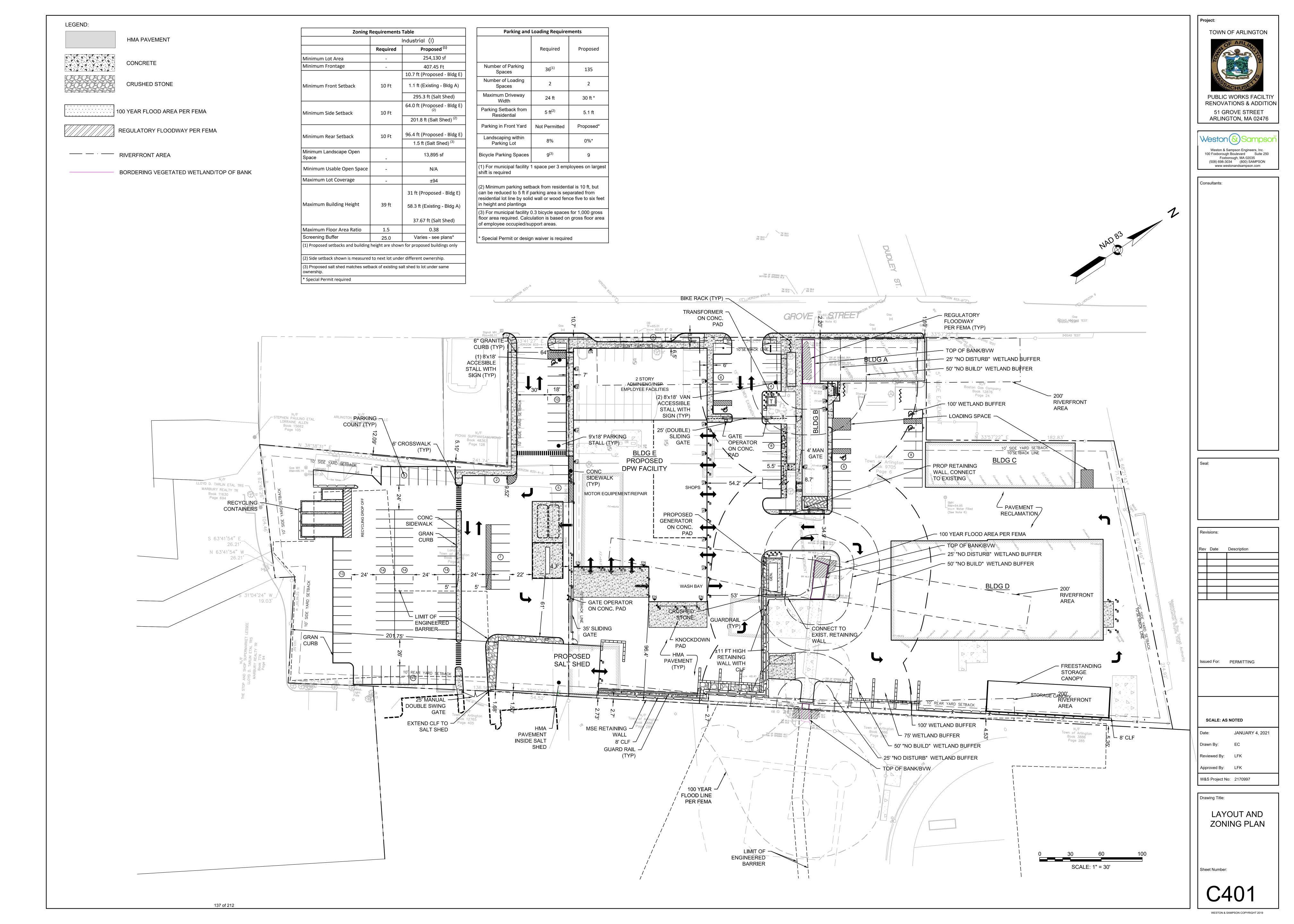
Based on our review of the current conditions, the proposed development as outlined herein will not result in any adverse effects to the Town or the neighborhood in view of the characteristics of the site and of the proposal in relation to the site. The proposed development will be an overall improvement for the Town and the neighborhood by constructing a properly sized, safe, efficient, and environmentally conscientious facility for the Department of Public Works and associated Town Departments.

Arlington Municipal Facility to Support DPW, ISD, Facilities, and IT Departments 49 and 51 Grove Street

#### **APPENDIX A**

DIMENSIONAL AND PARKING INFORMATION PLAN

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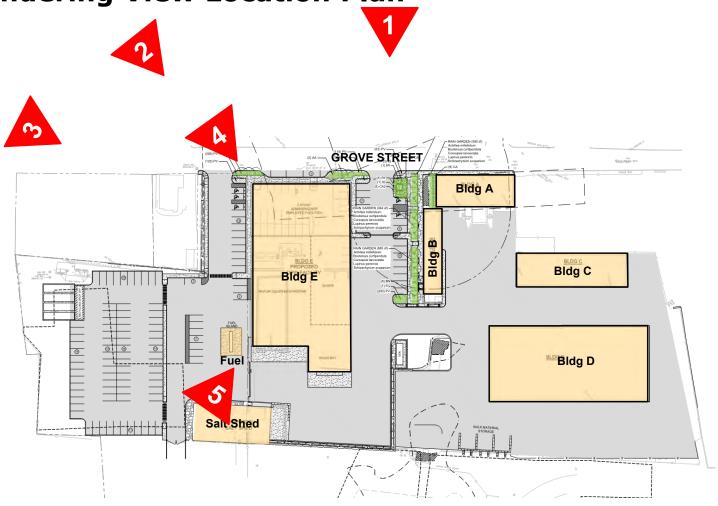
Arlington Municipal Facility to Support DPW, ISD, Facilities, and IT Departments 49 and 51 Grove Street

**APPENDIX B** 

SITE PLANS

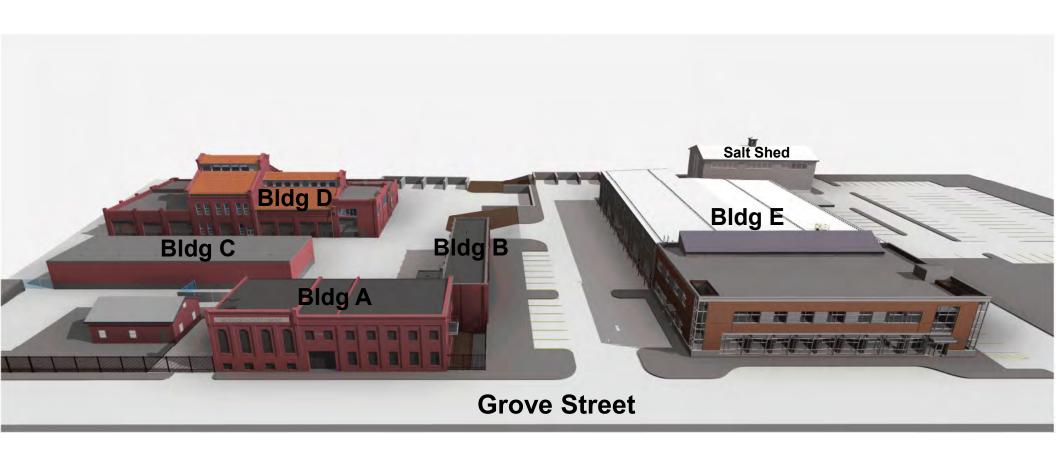
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**3-D Rendering View Location Plan** 



#### **Site Views**





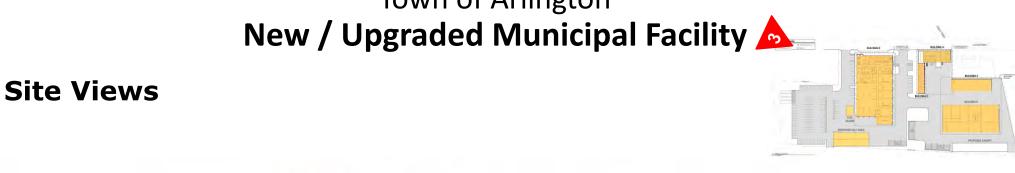
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### **Site Views**



## Town of Arlington





## **Architectural – Building E**

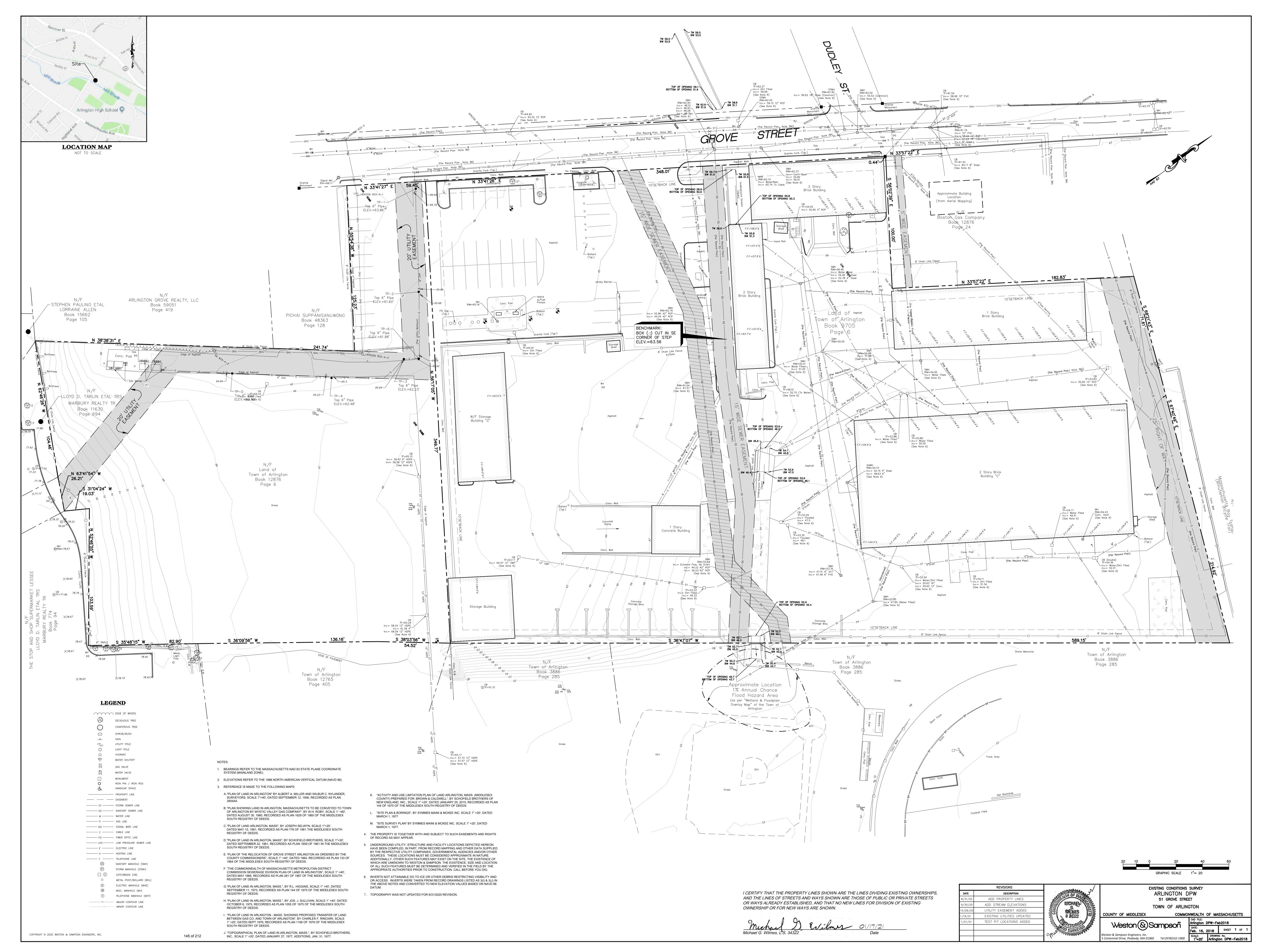


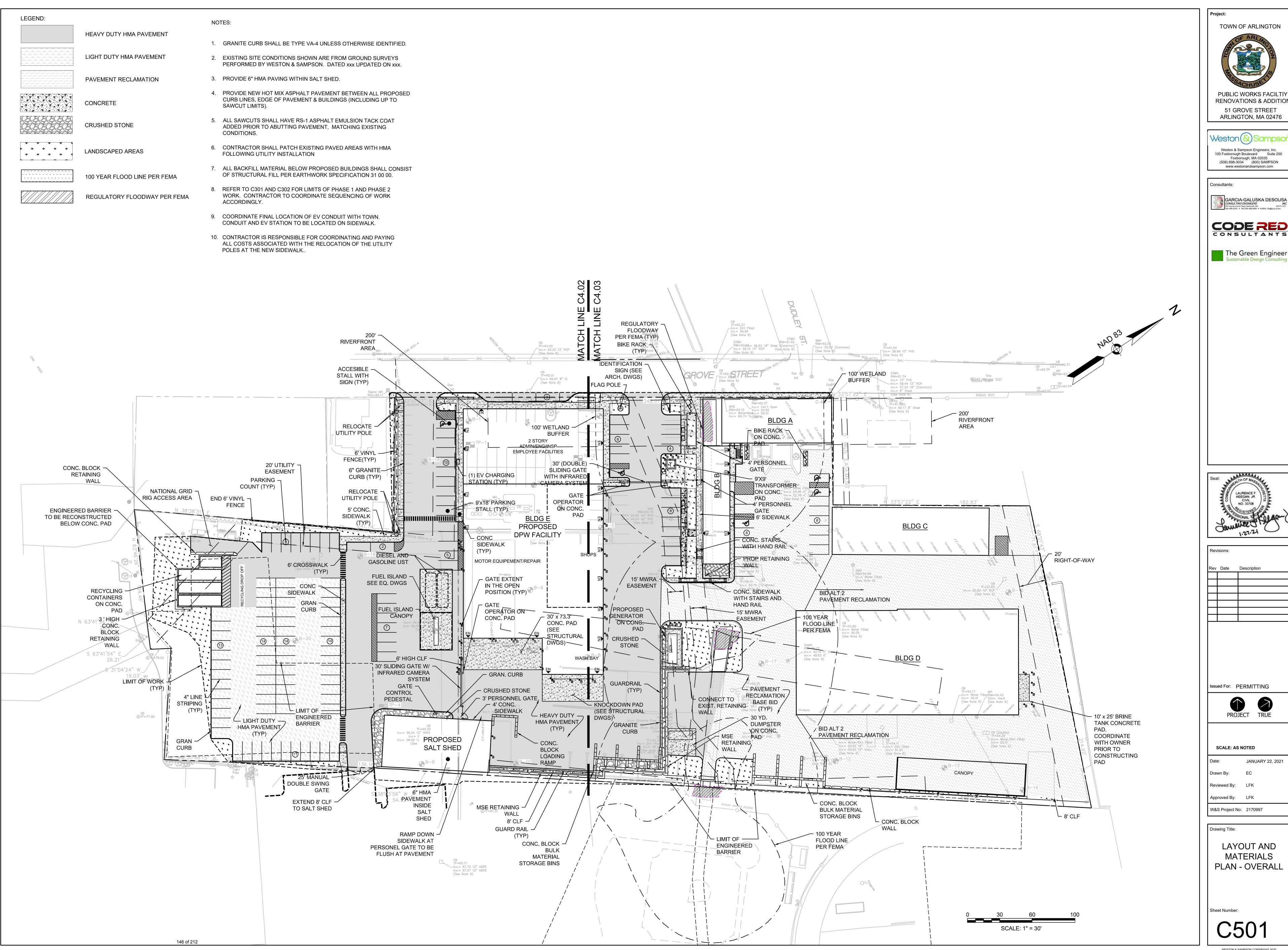


## **Architectural – Building E**



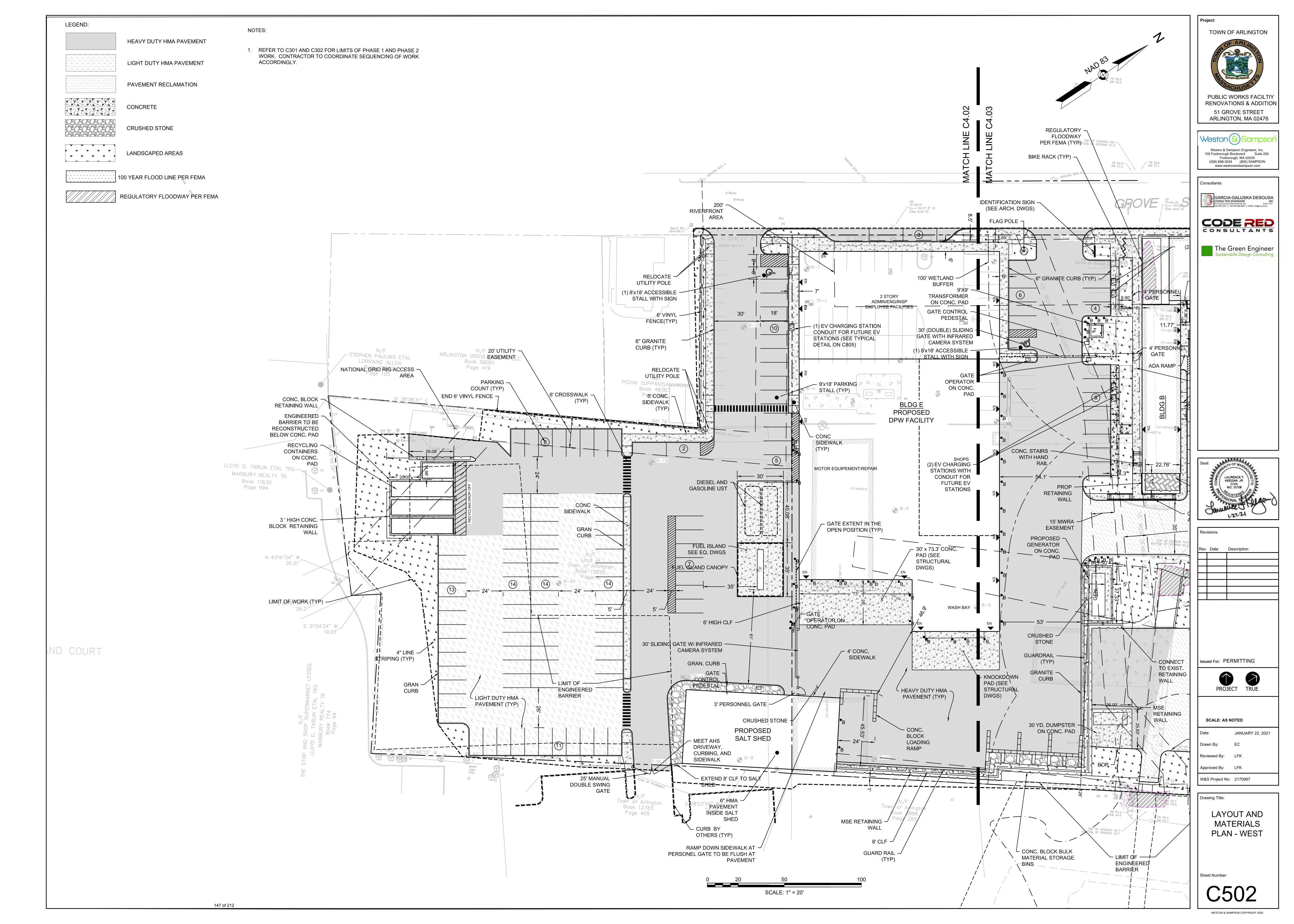


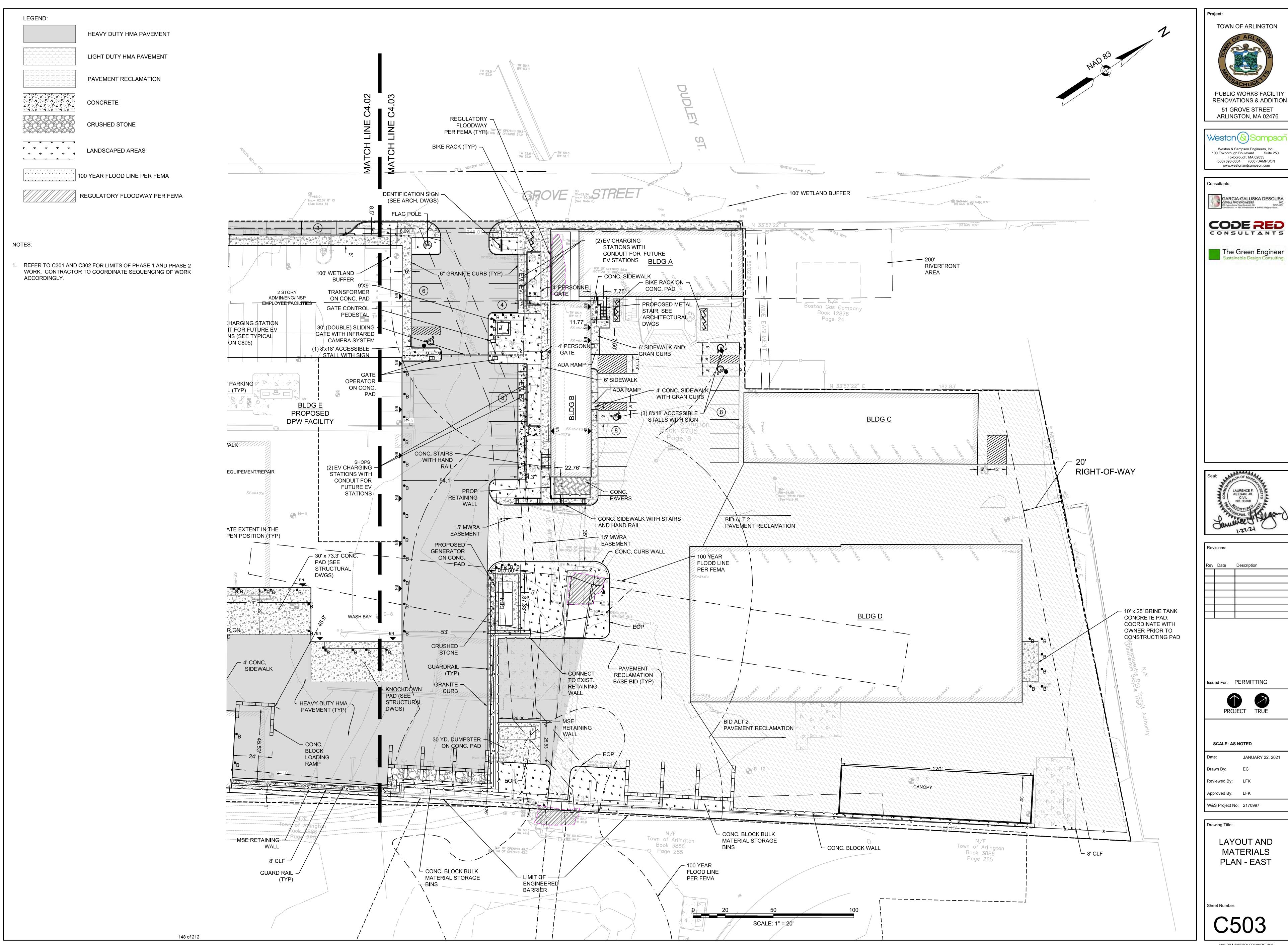




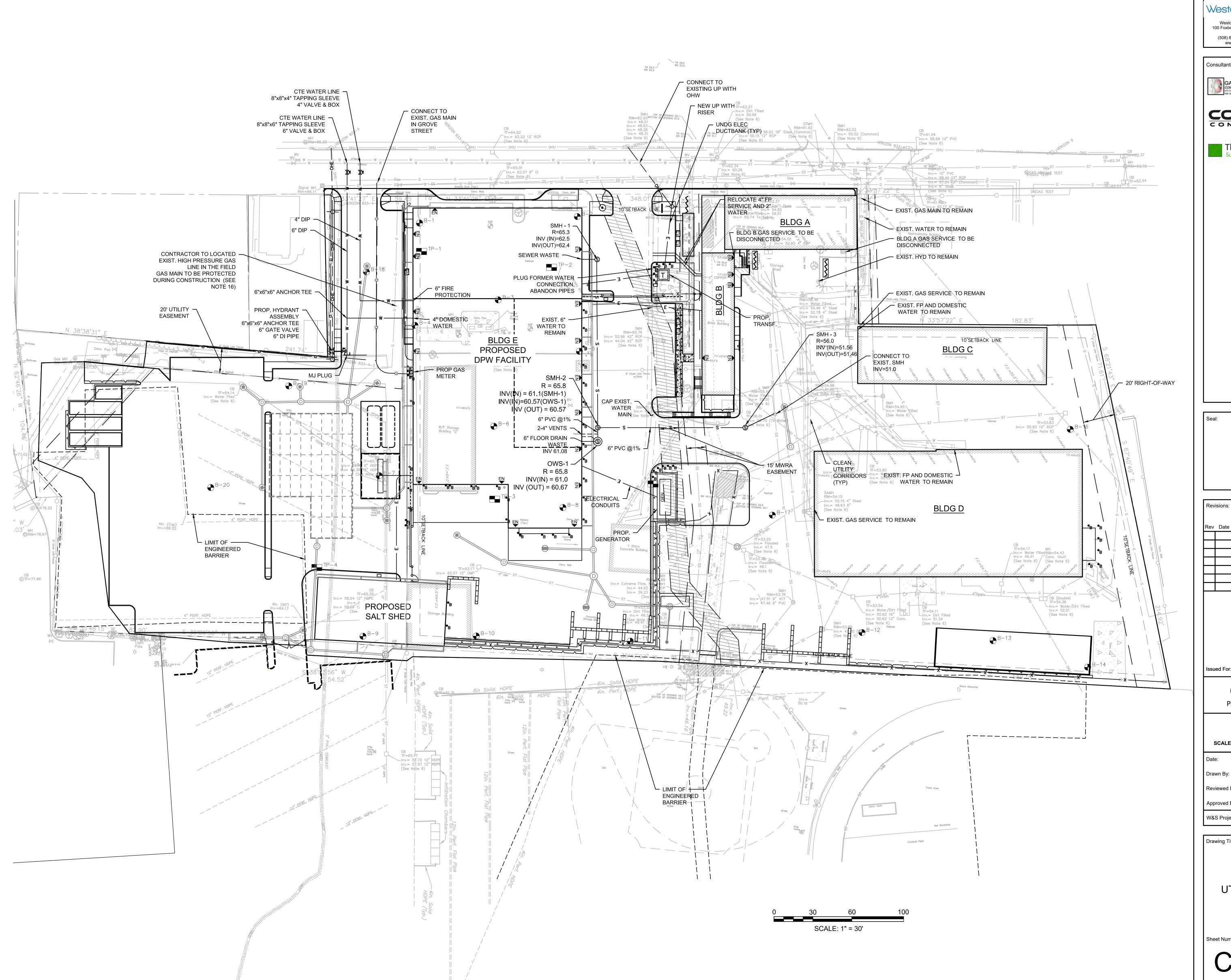
PUBLIC WORKS FACILTIY **RENOVATIONS & ADDITION** 

Weston & Sampson Weston & Sampson Engineers, Inc. 100 Foxborough Boulevard Suite 250





- THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE SITE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE SITE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES. WHERE AN EXISTING UTILITY IS FOUND TO CONFLICT WITH THE PROPOSED WORK, THE LOCATION, ELEVATION AND SIZE OF THE UTILITY SHALL BE ACCURATELY DETERMINED WITHOUT DELAY BY THE SITE CONTRACTOR AND THE INFORMATION FURNISHED TO THE ENGINEER FOR RESOLUTION OF THE CONFLICT.
- 2. THE SITE CONTRACTOR SHALL MAKE ALL ARRANGEMENTS FOR THE ALTERATION AND ADJUSTMENT OF GAS, ELECTRIC, TELEPHONE AND ANY OTHER PRIVATE UTILITIES BY THE UTILITY
- 3. THE SITE CONTRACTOR IS RESPONSIBLE FOR ADJUSTING HORIZONTAL AND VERTICAL ALIGNMENT OF PROPOSED UTILITIES AS REQUIRED TO COMPLETE
- THE PROPOSED DRAINAGE AND SEWER WORK. 4. THE SITE CONTRACTOR TO PROVIDE ALL NECESSARY FITTINGS TO ACHIEVE WATER SERVICE LAYOUT AS
- SHOWN ON THE DRAWINGS. 5. CONTRACTOR IS RESPONSIBLE FOR PROVIDING PROPER TRANSITION MATERIAL AND FITTINGS TO PROVIDE A TIGHT TRANSITION FROM DISSIMILAR PIPE MATERIALS FROM PLUMBING & FIRE PROTECTION WORK TO SITE CONTRACTOR'S WORK.
- 6. PLUMBING FILED SUB-BID CONTRACTOR (P.C.) IS RESPONSIBLE FOR THE CONSTRUCTION OF THE DOMESTIC WATER LINES & SANITARY SERVICES INSIDE THE BUILDING AND EXTENDING 5' FROM THE FACE OF THE BUILDING WHERE IT EXITS UNLESS OTHERWISE NOTED. THE SITE CONTRACTOR IS RESPONSIBLE FOR EXTENDING NEW SERVICE INTO THE SITE AND FOR CONNECTION TO THE PLUMBING CONTRACTOR'S WORK
- 7. P.C. SHALL PROVIDE & INSTALL THE OIL/WATER/SAND SEPARATOR (OWS) SYSTEM. P.C SHALL PROVIDE & INSTALL ALL SANITARY AND VENT PIPING FROM THE BUILDING TO THE STRUCTURE. SITE CONTRACTOR SHALL EXCAVATE & BACKFILL FOR ALL EXTERIOR PIPING AND OIL/WATER SEPARATOR.
- 8. SITE CONTRACTOR IS RESPONSIBLE FOR EXCAVATION, BACKFILL, CONCRETE ENCASEMENT. AND REINFORCEMENT FOR ALL UNDERGROUND CONDUITS/DUCTBANKS, HANDHOLES, PLUMBING, AND FIRE PROTECTION WORK . COORDINATE LIMITS OF WORK WITH FP, P, E, AND TC DRAWINGS FOR WORK NOT SHOWN ON THIS DRAWING.
- 9. THE FIRE PROTECTION FILED SUB-BID (FP) CONTRACTOR IS RESPONSIBLE FOR FOR THE CONSTRUCTION OF THE FIRE PROTECTION SERVICE INSIDE THE BUILDING AND EXTENDING 25' OUTSIDE FROM THE FACE OF THE BUILDING (SEE FP-SERIES DRAWINGS). SITE CONTRACTOR IS RESPONSIBLE FOR EXTENDING NEW SERVICE INTO THE SITE AND FOR CONNECTION TO THE FIRE PROTECTION CONTRACTOR'S WORK.
- 10. ALL UNDERGROUND WORK SHALL BE COORDINATED WITH THE FINAL PLANTING PLAN TO AVOID PLANTINGS FROM BEING INSTALLED OVER NEW UTILITIES.
- 11. LIGHT POLE CONDUITS ARE NOT SHOWN FOR CLARITY. REFER TO E-SERIES DRAWINGS FOR LIGHT POLE CONDUIT AND ROUTING. SITE CONTRACTOR TO PROVIDE & INSTALL LIGHT POLE FOUNDATIONS & E.C. TO PROVIDE AND INSTALL LIGHT POLES. SITE CONTRACTOR TO EXCAVATE AND BACKFILL FOR ALL CONDUITS. E.C. TO PROVIDE AND INSTALL CONDUITS. 12. CONDUITS FOR AUTOMATIC GATES AND LOOP
- DETECTORS NOT SHOWN. COORDINATE QUANTITY AND LOCATION WITH E-SERIES DRAWINGS. E.C TO PROVIDE AND INSTALL CONDUITS. SITE CONTRACTOR TO EXCAVATE AND BACKFILL FOR CONDUITS. 13. DRAINAGE INFORMATION IN GRAY IS SHOWN FOR
- ILLUSTRATIVE AND COORDINATION PURPOSE. SEE C601-C603 GRADING AND DRAINAGE PLANS FOR DRAINAGE INFORMATION.
- 14. SITE CONTRACTOR IS RESPONSIBLE FOR EXCAVATION AND BACKFILL FOR ALL UNDERGROUND UTILITIES WITHIN THE BUILDING. COORDINATE LOCATIONS, ROUTING, DEPTH, ETC. WITH EACH SUBCONTRACTOR.
- 15. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAWCUTTING, EXCAVATION, SAND PIPE BEDDING, BACKFILL, AND TRENCH PATCHING OF THE GAS LINE. THE PIPE INSTALLATION WILL BE THE RESPONSIBILITY OF THE GAS COMPANY FROM THE MAIN TO THE METER. THE GAS COMPANY WILL DETERMINE IN THE FIELD THE EXACT LOCATION FOR PROPER CONNECTION TO THE EXISTING GAS MAIN. SITE CONTRACTOR SHALL EXCAVATE & BACKFILL FOR GAS LINE ACCORDINGLY.
- 16. CONTRACTOR IS REQUIRED TO NOTIFY NATIONAL GRID LOSS PREVENTION DEPARTMENT WHEN EXCAVATING WITHIN THE EASEMENT OR CLOSER THAN 15' OF EXISTING HIGH PRESSURE GAS LINE. HAND DIGGING IS REQUIRED FOR ANY EXCAVATION WITHIN 18 INCHES FROM GAS LINE.
- 17. REFER TO C301 AND C302 FOR LIMITS OF PHASE 1 AND PHASE 2 WORK. CONTRACTOR TO COORDINATE SEQUENCING OF WORK ACCORDINGLY.



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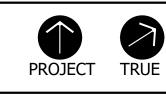
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CONSULTANTS

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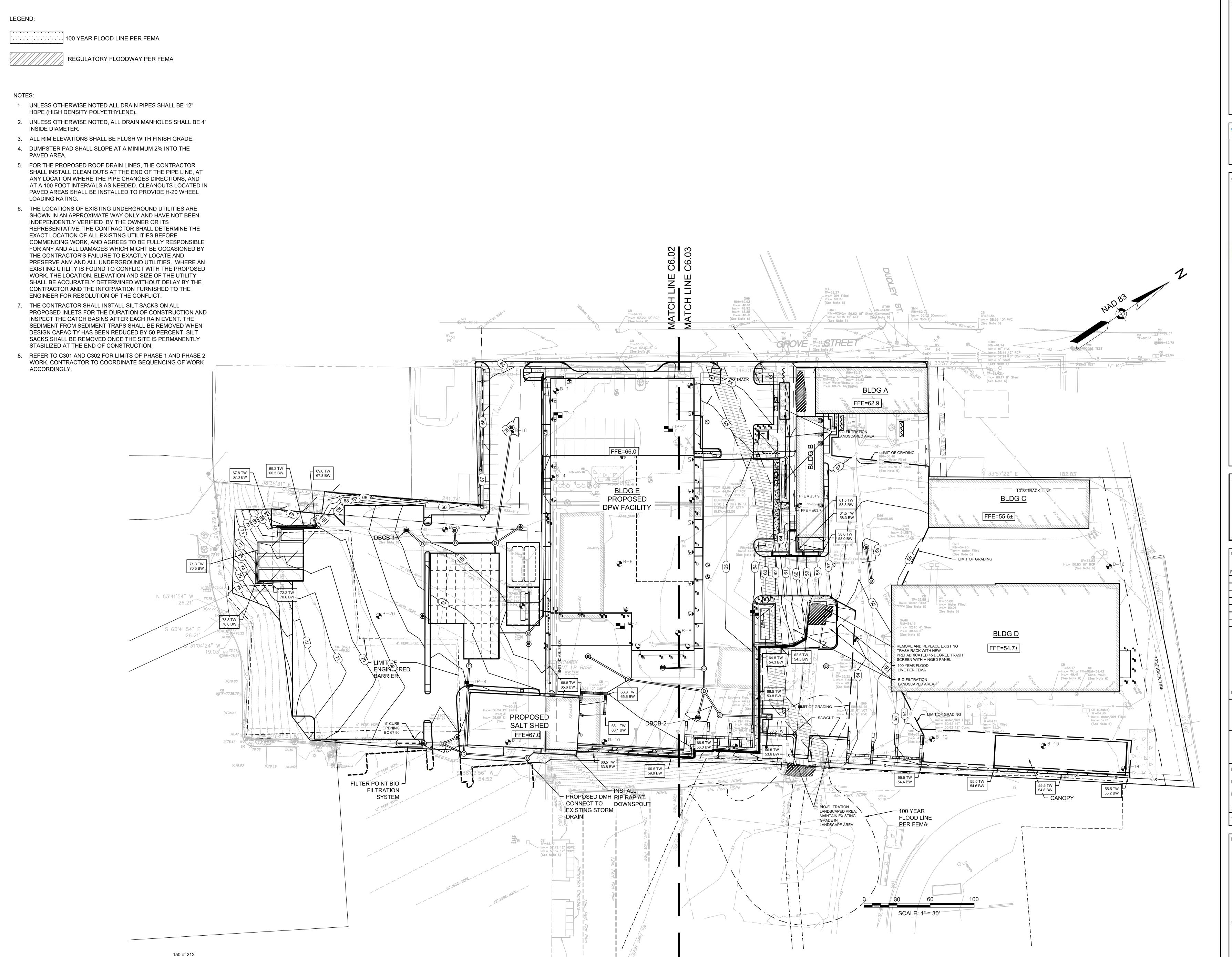
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UTILITY PLAN

Sheet Number:

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NO. 33708

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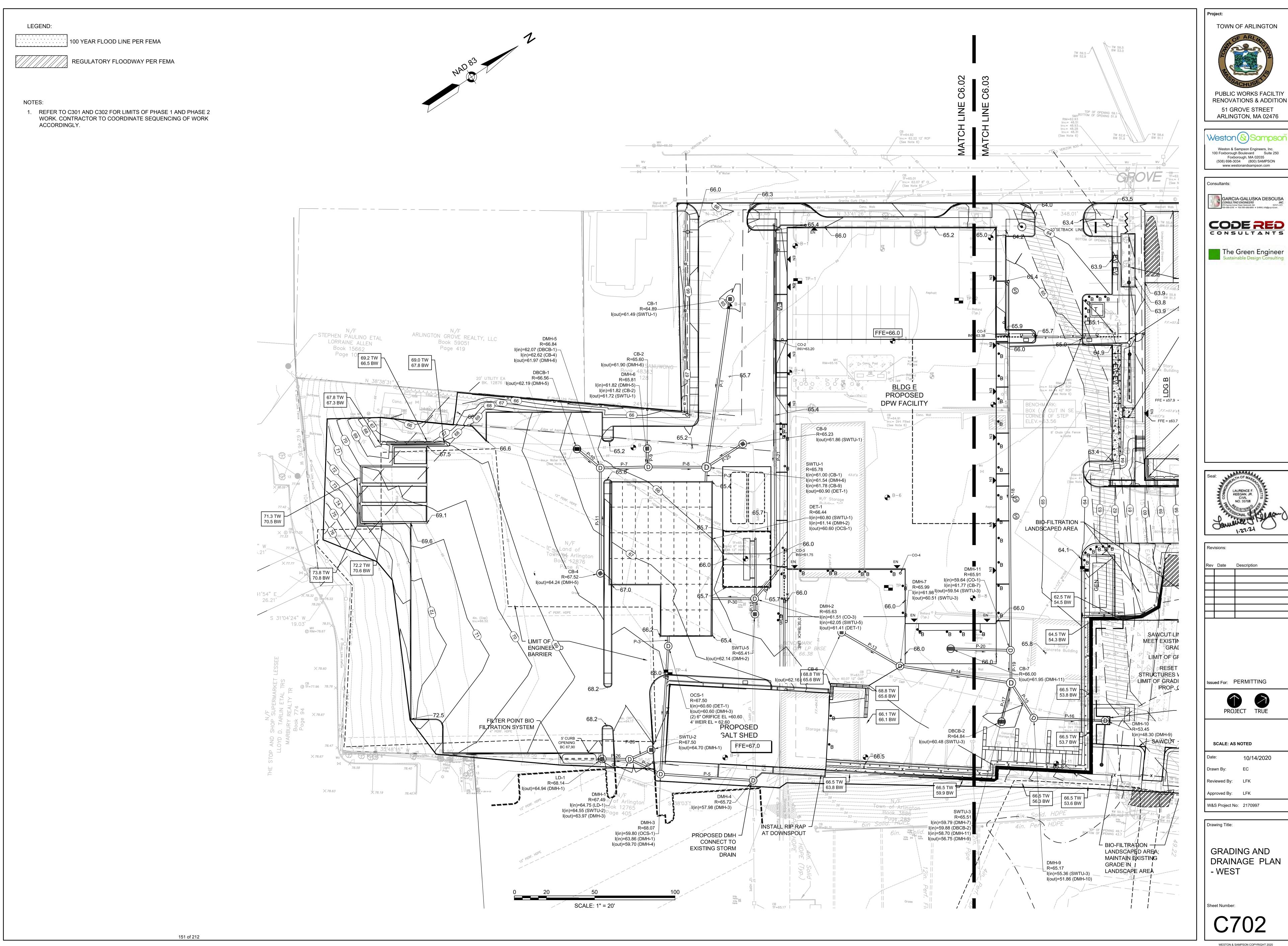
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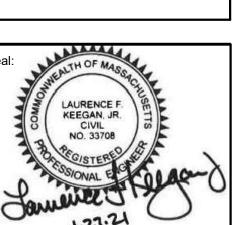
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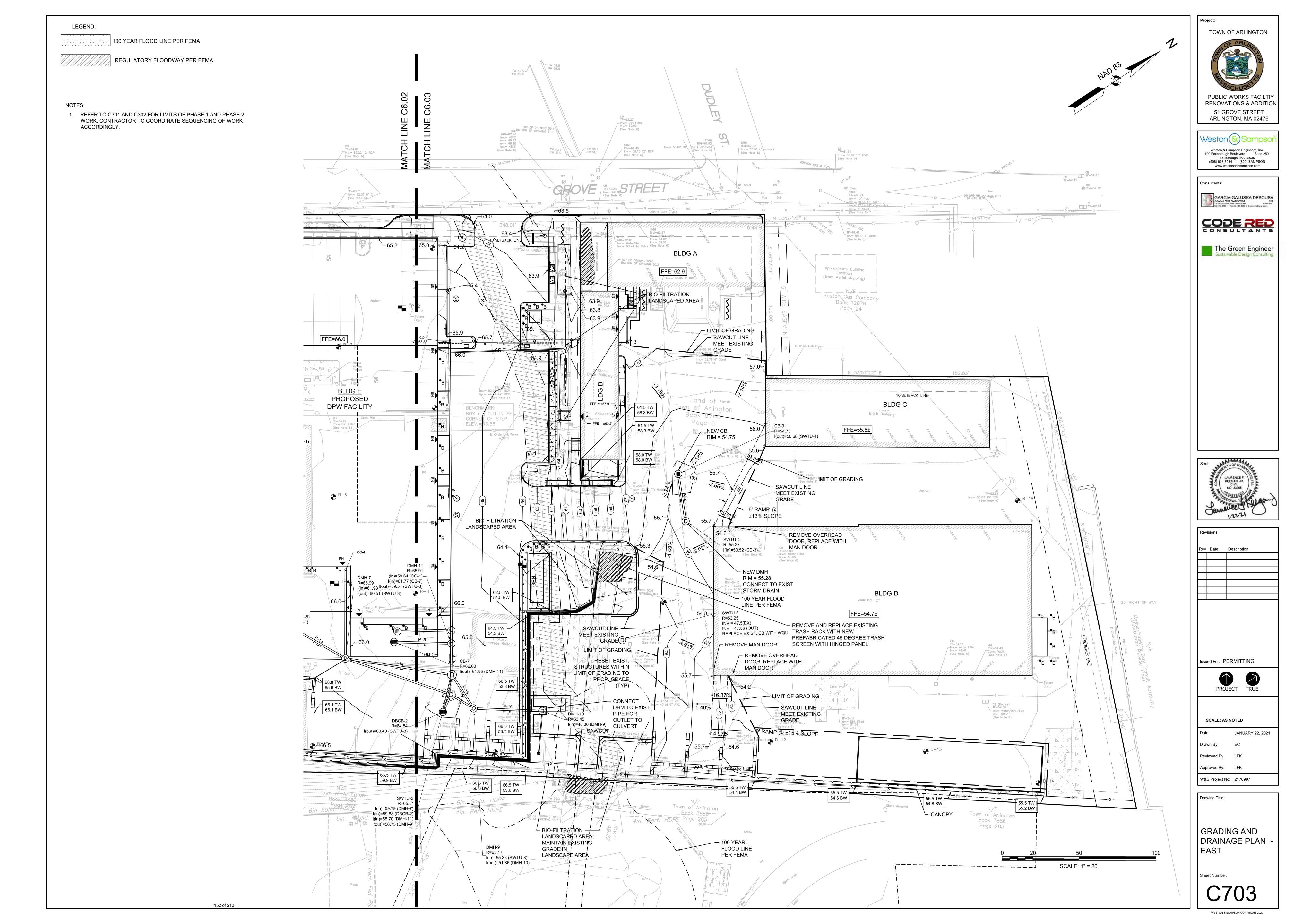
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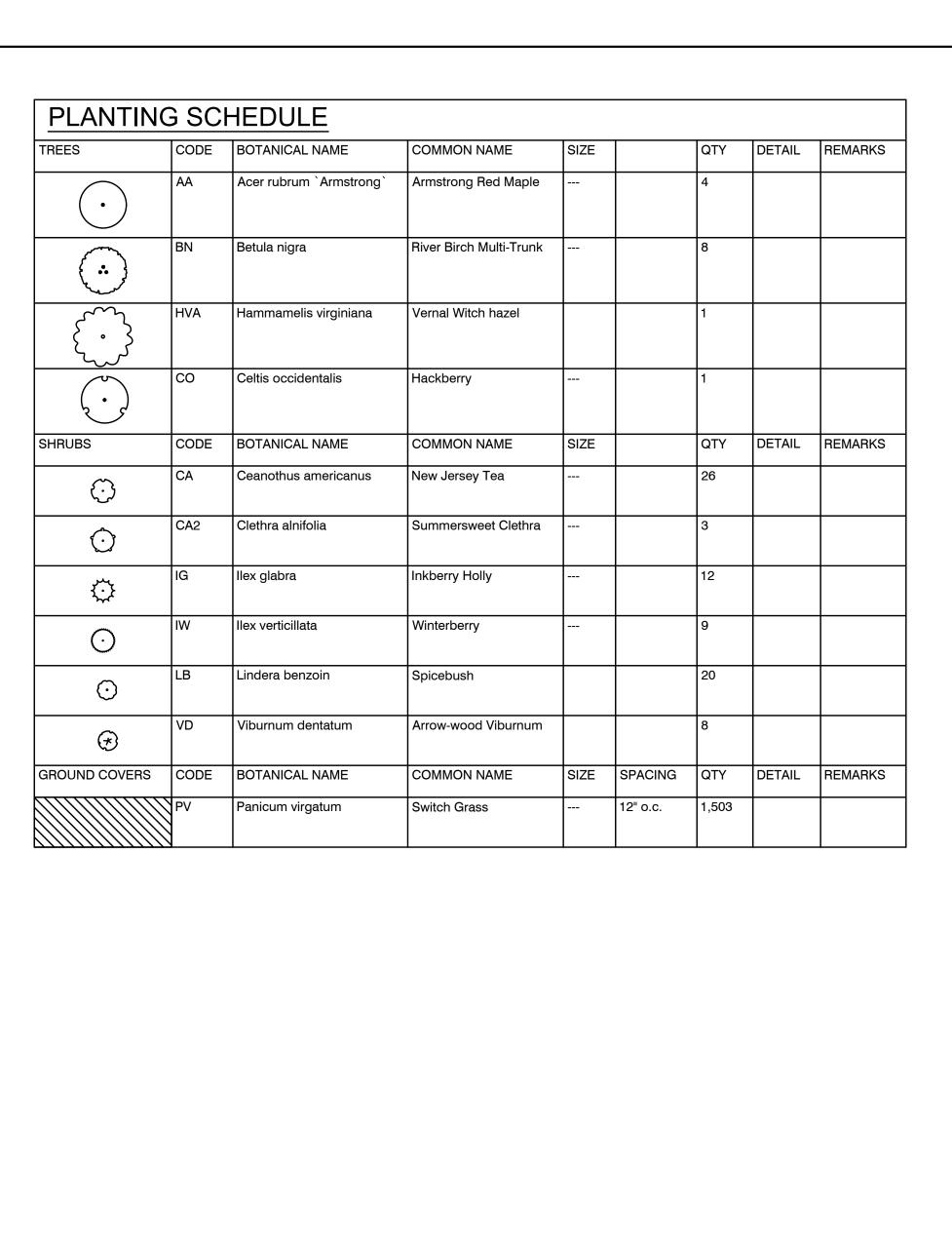
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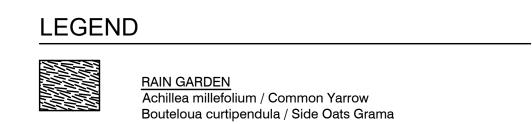


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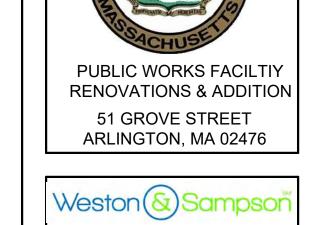






Coreopsis lanceolata / Lanceleaf Tickseed Lupinus perennis / Wild Lupine Schizachyrium scoparium / Little Bluestem Grass

LOAM AND SEED. TYP.



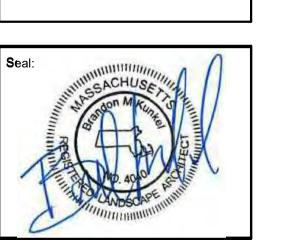
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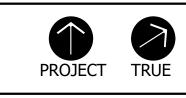
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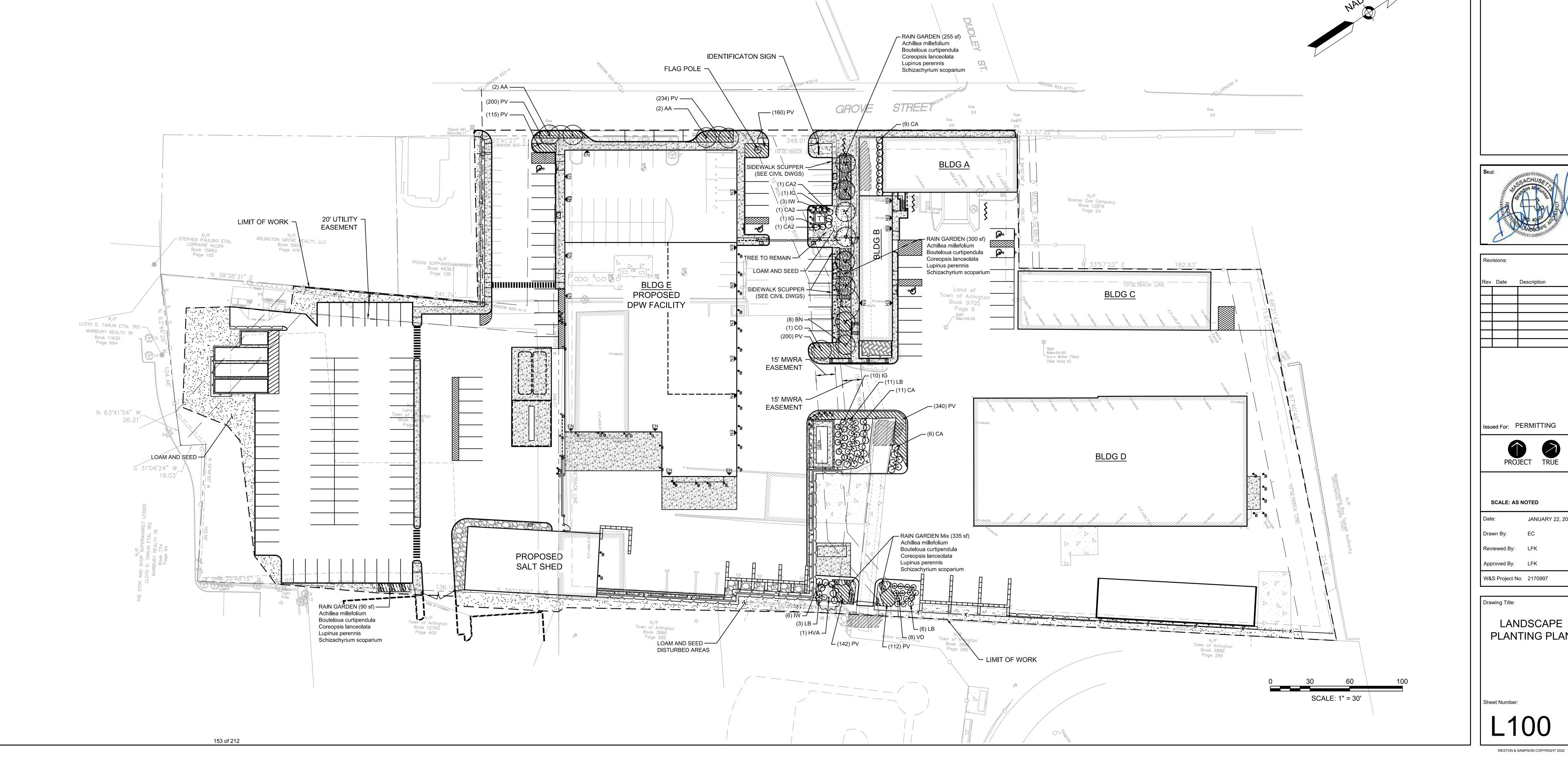


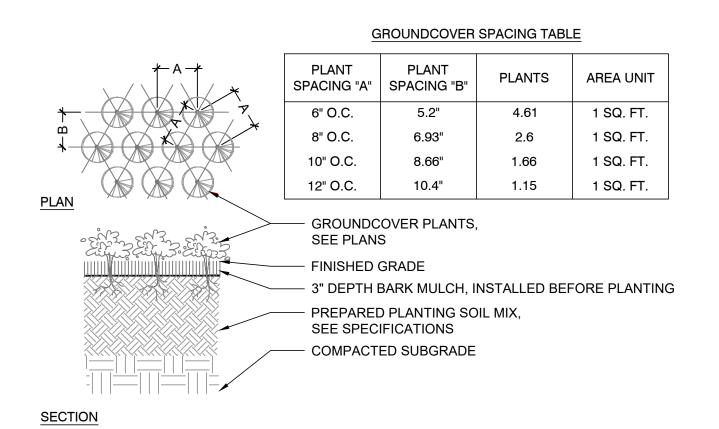
JANUARY 22, 2021

W&S Project No: 2170997

LANDSCAPE PLANTING PLAN

Sheet Number:





NOTES:

1. ALL GROUND COVERS TO BE PLANTED IN TRIANGULAR PATTERN. SEE PLANTING

GROUND COVER PLANTING

SCALE: N.T.S.

SCHEDULE FOR SPACING. 2. JUTE EROSION CONTROL MAT TO BE USED ON ALL SLOPES 3:1 OR GREATER. SEE SPECIFICATIONS

- TEMPORARY MOUNDED SOIL SAUCER, TYP. ✓ SEE PLANS 

✓ 3" DEPTH HARDWOOD BARK MULCH (HOLD AWAY FROM CROWN/ROOT FLARE - PREPARED PLANTING SOIL MIX, SEE SPECIFICATIONS - SHRUB ROOT BALL, TYP. COMPACTED SUBGRADE

SHRUB PLANTING SCALE: N.T.S.

LOAM AND SEED, TYP.

 HYDROMULCH SEED, SEE PLANS NOTES:

1. ALL MULCH MUST BE DARK IN COLOR. PROVIDE SAMPLE PRIOR TO INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE. — COMPACTED SUBGRADE

SCALE: N.T.S.

- 3/4" FLAT BRAIDED NYLON CORDING TIED IN FIGURE EIGHT TREE ROOT BALL - 2" X 3" STAKES (3 PER TREE REQUIRED). REMOVE AFTER ONE - TREE, SEE PLANS - GUYING: 3/4" WIDE FLAT BRAIDED NYLON OR APPROVED ARBOR TIES CORDING TIED IN FIGURE EIGHT, SECURED AT 1/3 TREE HT. ABOVE FINISH GRADE. TIES SHALL BE SET LOOSE. - 2" X 3" STAKES DRIVEN A MIN. OF 18" FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING; PROVIDE TWO STAKES PER TREE, EQ. SPACED UNLESS ON SLOPE - THEN STAKE ON UPHILL SIDE OF TREE. TRUNK FLARE JUNCTION - PLANT 1-2" ABOVE FINISHED GRADE - TEMPORARY MULCH SAUCER FOR PLANTING IN LAWN AREAS PREPARED SOIL MIX - WATER THOROUGHLY & TAMP LIGHTLY DURING BACKFILLING TO REMOVE AIR POCKETS; BACKFILL IN 9" LIFTS - UNTIE & FOLD BACK BURLAP & FASTENINGS TO 2/3 BALL HEIGHT. CUT & REMOVE WIRE BASKETS COMPLETELY FROM SIDES. PLANT TREE DIRECTLY ON SUITABLE, WELL-DRAINED, COMPACTED SUBGRADE - IF SUBSURFACE CONDITIONS ARE UNSUITABLE, NOTIFY OWNER'S REPRESENTATIVE & SUSPEND PLANTING UNTIL RESOLVED

TREE STAKING AND PLANTING SCALE: N.T.S.

ROOTBALL VARIES

3 X DIA. OF ROOTBALL UNLESS OTHERWISE SPECIFIED

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PLANTING **DETAILS** 

Sheet Number:

154 of 212

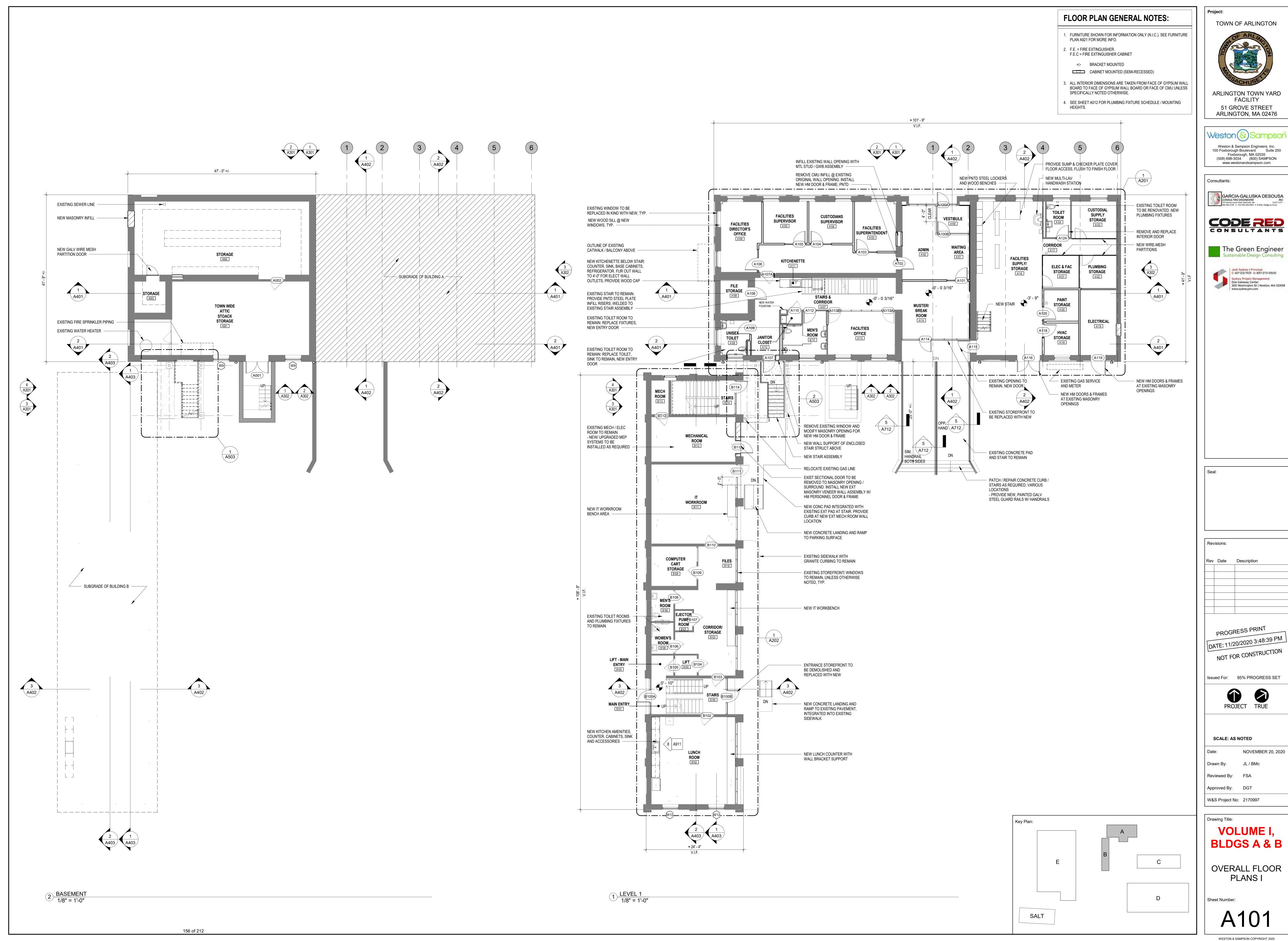
Arlington Municipal Facility to Support DPW, ISD, Facilities, and IT Departments 49 and 51 Grove Street

#### **APPENDIX C**

**BUILDING PLANS** 



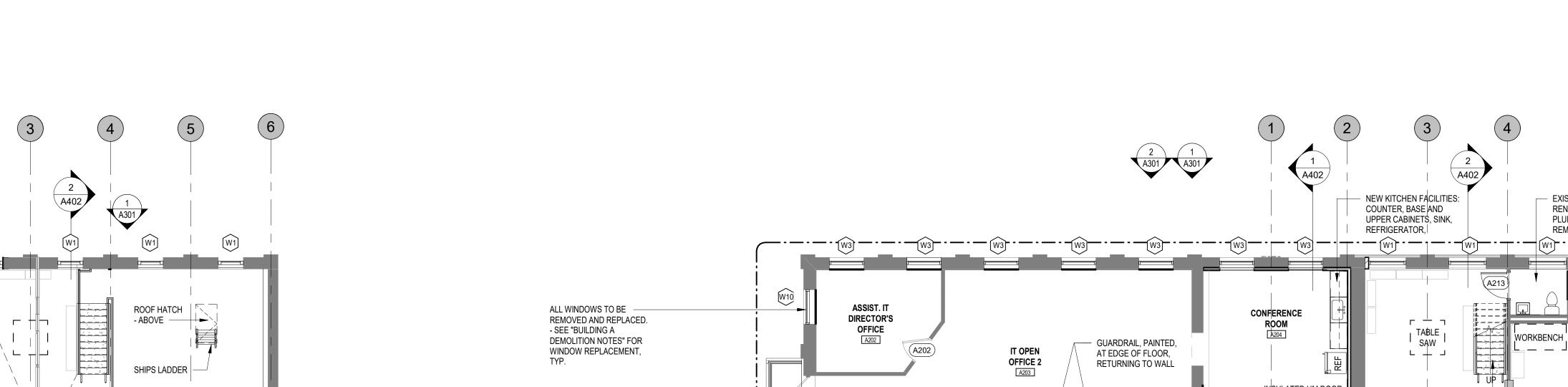
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# FLOOR PLAN GENERAL NOTES:

- 1. FURNITURE SHOWN FOR INFORMATION ONLY (N.I.C.). SEE FURNITURE PLAN A921 FOR MORE INFO.
- 2. F.E. = FIRE EXTINGUISHER. F.E.C = FIRE EXTINGUISHER CABINET
- ⊕ BRACKET MOUNTED
- CABINET MOUNTED (SEMI-RECESSED)
- 3. ALL INTERIOR DIMENSIONS ARE TAKEN FROM FACE OF GYPSUM WALL BOARD TO FACE OF GYPSUM WALL BOARD OR FACE OF CMU UNLESS SPECIFICALLY NOTED OTHERWISE.
- 4. SEE SHEET A012 FOR PLUMBING FIXTURE SCHEDULE / MOUNTING



1 LEVEL 2 OVERALL PLAN 1/8" = 1'-0"

2 A - MEZZANINE 1/8" = 1'-0"

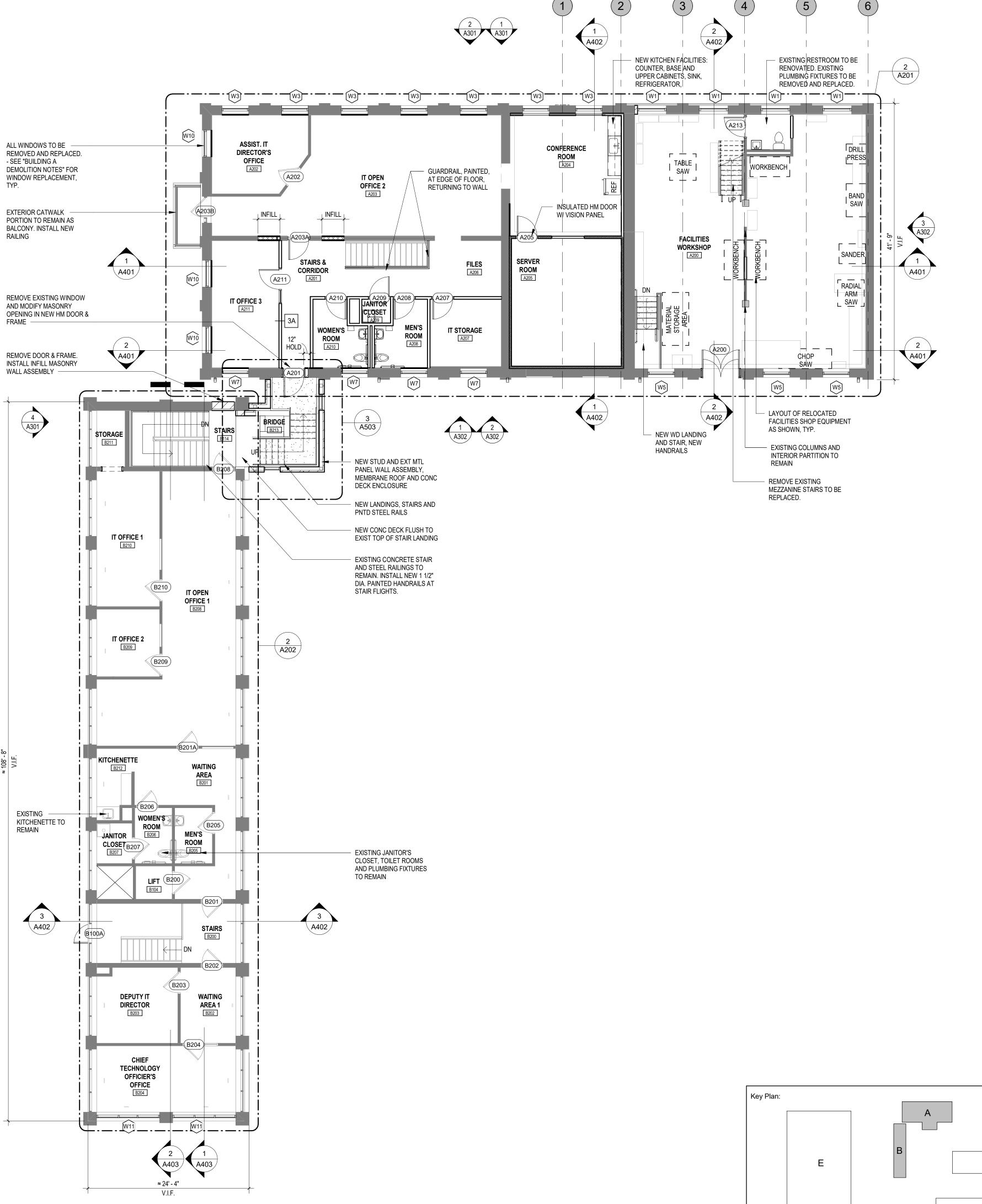
**FACILITIES** 

MEZZANINE

\_14' - 6"

A401

OPEN|TO BELOW



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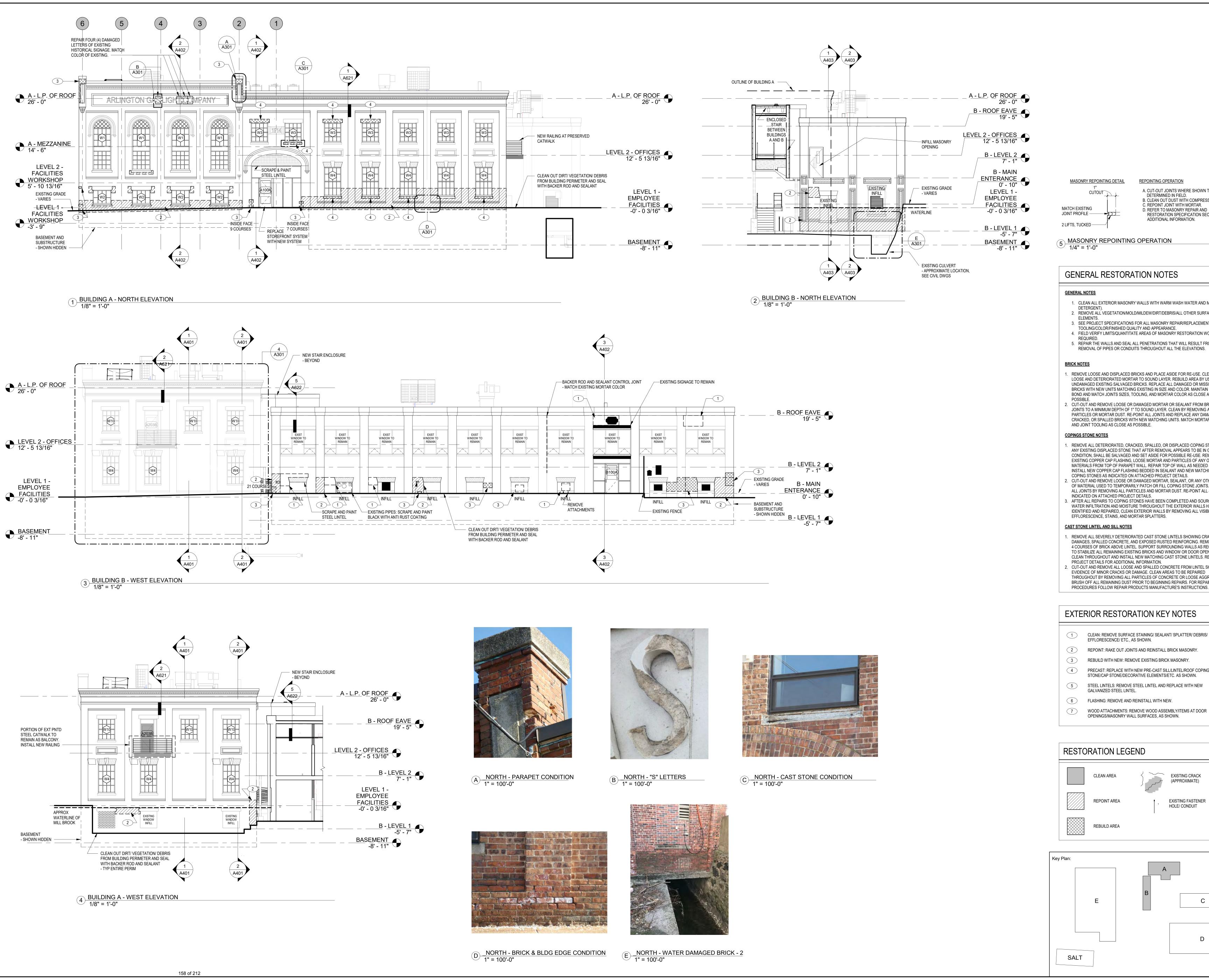
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OVERALL FLOOR PLANS II

Sheet Number:

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SALT



MASONRY REPOINTING DETAIL REPOINTING OPERATION A. CUT-OUT JOINTS WHERE SHOWN TO BE CUTOUT DETERMINED IN FIELD. B. CLEAN OUT DUST WITH COMPRESSED AIR . REPOINT JOINT WITH MORTAR. ). REFER TO MASONRY REPAIR AND RESTORATION SPECIFICATION SECTION FOR ADDITIONAL INFORMATION.

5 MASONRY REPOINTING OPERATION
1/4" = 1'-0"

#### **GENERAL RESTORATION NOTES**

- 1. CLEAN ALL EXTERIOR MASONRY WALLS WITH WARM WASH WATER AND MILD
- 2. REMOVE ALL VEGETATION/MOLD/MILDEW/DIRT/DEBRIS/ALL OTHER SURFACE 3. SEE PROJECT SPECIFICATIONS FOR ALL MASONRY REPAIR/REPLACEMENT FOR
- TOOLING/COLOR/FINISHED QUALITY AND APPEARANCE. 4. FIELD VERIFY LIMITS/QUANTITATE AREAS OF MASONRY RESTORATION WORK
- 5. REPAIR THE WALLS AND SEAL ALL PENETRATIONS THAT WILL RESULT FROM THE REMOVAL OF PIPES OR CONDUITS THROUGHOUT ALL THE ELEVATIONS.
- REMOVE LOOSE AND DISPLACED BRICKS AND PLACE ASIDE FOR RE-USE. CLEAN ALL LOOSE AND DETERIORATED MORTAR TO SOUND LAYER. REBUILD AREA BY USING UNDAMAGED EXISTING SALVAGED BRICKS. REPLACE ALL DAMAGED OR MISSING BRICKS WITH NEW UNITS MATCHING EXISTING IN SIZE AND COLOR. MAINTAIN EXISTING BOND AND MATCH JOINTS SIZES, TOOLING, AND MORTAR COLOR AS CLOSE AS
- CUT-OUT AND REMOVE LOOSE OR DAMAGED MORTAR OR SEALANT FROM BRICK JOINTS TO A MINIMUM DEPTH OF 1" TO SOUND LAYER. CLEAN BY REMOVING ALL BRICK PARTICLES OR MORTAR DUST, RE-POINT ALL JOINTS AND REPLACE ANY DAMAGED. CRACKED, OR SPALLED BRICKS WITH NEW MATCHING UNITS. MATCH MORTAR COLOR AND JOINT TOOLING AS CLOSE AS POSSIBLE.
- REMOVE ALL DETERIORATED, CRACKED, SPALLED, OR DISPLACED COPING STONES. ANY EXISTING DISPLACED STONE THAT AFTER REMOVAL APPEARS TO BE IN GOOD CONDITION, SHALL BE SALVAGED AND SET ASIDE FOR POSSIBLE RE-USE. REMOVE EXISTING COPPER CAP FLASHING, LOOSE MORTAR AND PARTICLES OF ANY OTHER MATERIALS FROM TOP OF PARAPET WALL. REPAIR TOP OF WALL AS NEEDED AND INSTALL NEW COPPER CAP FLASHING BEDDED IN SEALANT AND NEW MATCHING
- CUT-OUT AND REMOVE LOOSE OR DAMAGED MORTAR, SEALANT, OR ANY OTHER TYPE OF MATERIAL USED TO TEMPORARILY PATCH OR FILL COPING STONE JOINTS. CLEAN ALL JOINTS BY REMOVING ALL PARTICLES AND MORTAR DUST. RE-POINT ALL JOINTS AS INDICATED ON ATTACHED PROJECT DETAILS. . AFTER ALL REPAIRS TO COPING STONES HAVE BEEN COMPLETED AND SOURCES OF WATER INFILTRATION AND MOISTURE THROUGHOUT THE EXTERIOR WALLS HAVE BEEN
- IDENTIFIED AND REPAIRED, CLEAN EXTERIOR WALLS BY REMOVING ALL VISIBLE EFFLORESCENCE, STAINS, AND MORTAR SPLATTERS.

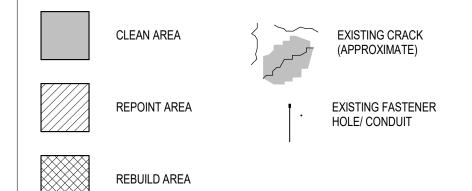
# CAST STONE LINTEL AND SILL NOTES

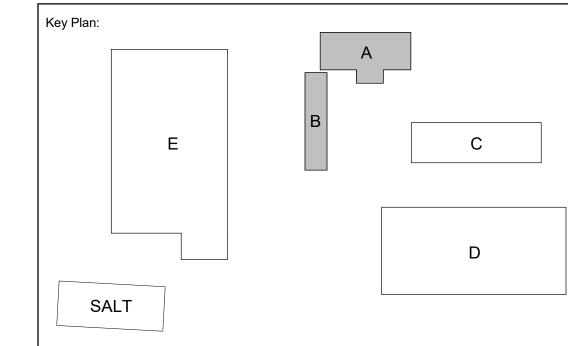
- REMOVE ALL SEVERELY DETERIORATED CAST STONE LINTELS SHOWING CRACK DAMAGES, SPALLED CONCRETE, AND EXPOSED RUSTED REINFORCING. REMOVE 3 OR 4 COURSES OF BRICK ABOVE LINTEL. SUPPORT SURROUNDING WALLS AS REQUIRED TO STABILIZE ALL REMAINING EXISTING BRICKS AND WINDOW OR DOOR OPENINGS. CLEAN THROUGHOUT AND INSTALL NEW MATCHING CAST STONE LINTELS. REFER TO
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# **EXTERIOR RESTORATION KEY NOTES**

- 1 CLEAN: REMOVE SURFACE STAINING/ SEALANT/ SPLATTER/ DEBRIS/
- EFFLORESCENCE/ ETC., AS SHOWN.
- REPOINT: RAKE OUT JOINTS AND REINSTALL BRICK MASONRY. REBUILD WITH NEW: REMOVE EXISTING BRICK MASONRY.
- PRECAST: REPLACE WITH NEW PRE-CAST SILL/LINTEL/ROOF COPING STONE/CAP STONE/DECORATIVE ELEMENTS/ETC. AS SHOWN.
- 5 STEEL LINTELS: REMOVE STEEL LINTEL AND REPLACE WITH NEW GALVANIZED STEEL LINTEL.
- 6 FLASHING: REMOVE AND REINSTALL WITH NEW.
- WOOD ATTACHMENTS: REMOVE WOOD ASSEMBLY/ITEMS AT DOOR OPENINGS/MASONRY WALL SURFACES, AS SHOWN.

# RESTORATION LEGEND





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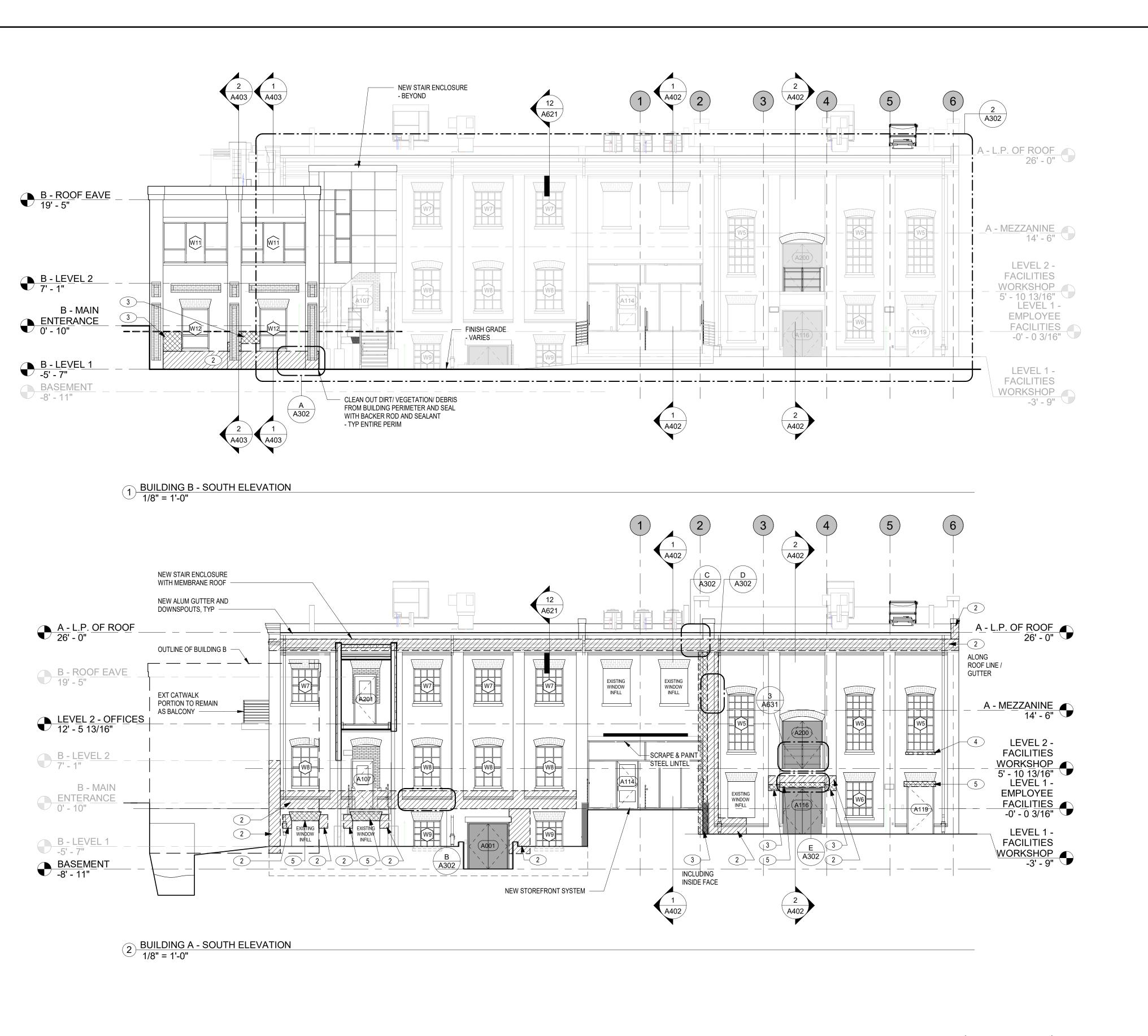
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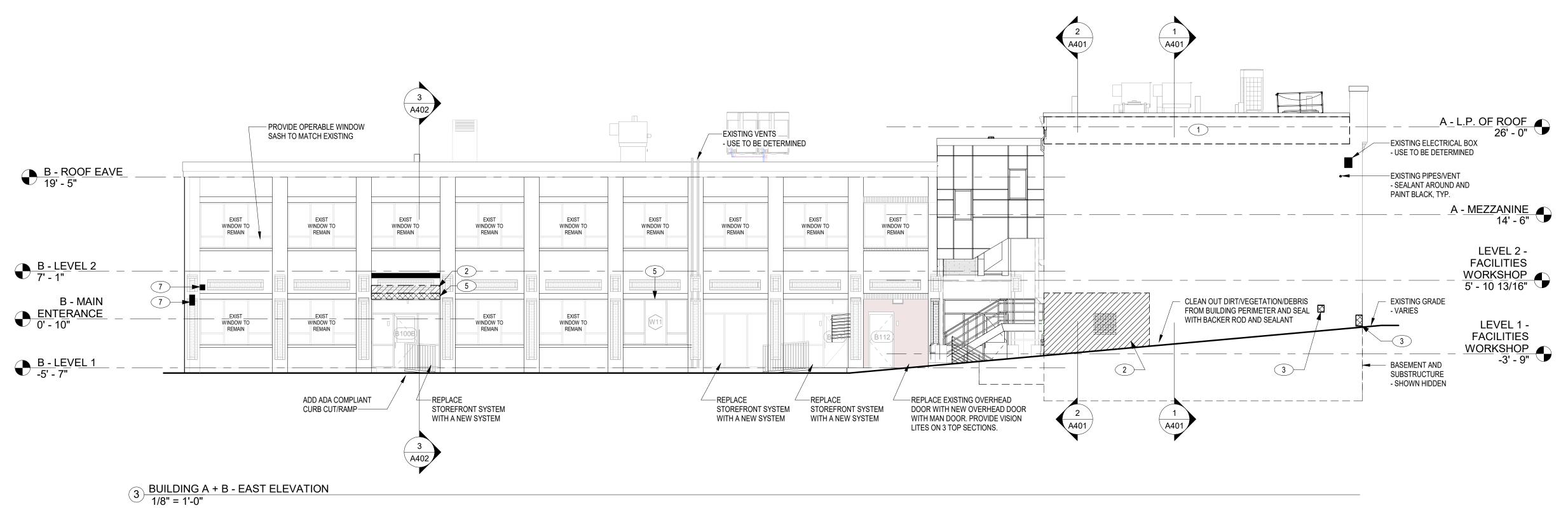
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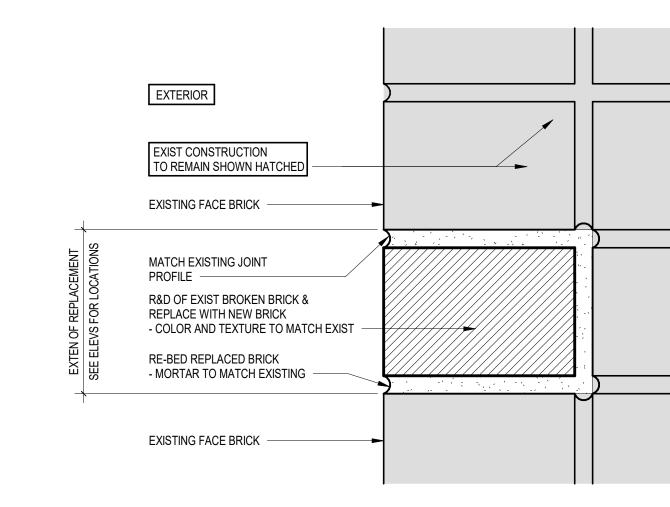
**BLDGS A & B** 

OVERALL **ELEVATIONS** 

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#### TYPICAL BROKEN BRICK DETAIL

4 MASONRY REPOINTING DETAILS - DETAILS



A SOUTH - DAMAGED BRICK DECORATION - 1

1" = 100'-0"



B SOUTH - BRICK MORTAR CONDITION
1" = 100'-0"



C \_SOUTH - CORBEL GUTTER CONDITION | 1" = 100'-0"



D SOUTH - PILASTER CONDITION
1" = 100'-0"



E SOUTH - STEEL LINTEL CONDITION
1" = 100'-0"

## GENERAL RESTORATION NOTES

TOOLING/COLOR/FINISHED QUALITY AND APPEARANCE.

#### GENERAL NOTES

- 1. CLEAN ALL EXTERIOR MASONRY WALLS WITH WARM WASH WATER AND MILD DETERGENT).
- REMOVE ALL VEGETATION/MOLD/MILDEW/DIRT/DEBRIS/ALL OTHER SURFACE
  ELEMENTS

   REMOVE ALL VEGETATION/MOLD/MILDEW/DIRT/DEBRIS/ALL VEGETATION/MOLD/MILDEW/DIRT/DEBRIS/ALL VEGETATION/MOLD/MILDEW/DIRT/DEBRIS/ALL VEGETATION/MOLD/MILDEW/DIRT/DEBRIS/ALL VEGETATION/MOLD/MILDEW/DIRT/DEBRIS/ALL VEGETATION/MOLD/MILDEW/DIRT/DEBRIS/ALL VE
- ELEMENTS.
  3. SEE PROJECT SPECIFICATIONS FOR ALL MASONRY REPAIR/REPLACEMENT FOR
- 4. FIELD VERIFY LIMITS/QUANTITATE AREAS OF MASONRY RESTORATION WORK REQUIRED.
- 5. REPAIR THE WALLS AND SEAL ALL PENETRATIONS THAT WILL RESULT FROM THE REMOVAL OF PIPES OR CONDUITS THROUGHOUT ALL THE ELEVATIONS.

#### BRICK NOTES

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#### COPINGS STONE NOTES

- 1. REMOVE ALL DETERIORATED, CRACKED, SPALLED, OR DISPLACED COPING STONES. ANY EXISTING DISPLACED STONE THAT AFTER REMOVAL APPEARS TO BE IN GOOD CONDITION, SHALL BE SALVAGED AND SET ASIDE FOR POSSIBLE RE-USE. REMOVE EXISTING COPPER CAP FLASHING, LOOSE MORTAR AND PARTICLES OF ANY OTHER MATERIALS FROM TOP OF PARAPET WALL. REPAIR TOP OF WALL AS NEEDED AND INSTALL NEW COPPER CAP FLASHING BEDDED IN SEALANT AND NEW MATCHING COPING STONES AS INDICATED ON ATTACHED PROJECT DETAILS.
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- INDICATED ON ATTACHED PROJECT DETAILS.

  3. AFTER ALL REPAIRS TO COPING STONES HAVE BEEN COMPLETED AND SOURCES OF WATER INFILTRATION AND MOISTURE THROUGHOUT THE EXTERIOR WALLS HAVE BEEN IDENTIFIED AND REPAIRED, CLEAN EXTERIOR WALLS BY REMOVING ALL VISIBLE EFFLORESCENCE, STAINS, AND MORTAR SPLATTERS.

# CAST STONE LINTEL AND SILL NOTES

- . REMOVE ALL SEVERELY DETERIORATED CAST STONE LINTELS SHOWING CRACK DAMAGES, SPALLED CONCRETE, AND EXPOSED RUSTED REINFORCING. REMOVE 3 OR 4 COURSES OF BRICK ABOVE LINTEL. SUPPORT SURROUNDING WALLS AS REQUIRED TO STABILIZE ALL REMAINING EXISTING BRICKS AND WINDOW OR DOOR OPENINGS. CLEAN THROUGHOUT AND INSTALL NEW MATCHING CAST STONE LINTELS. REFER TO
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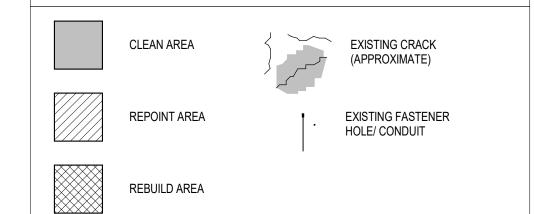
  2. CUT-OUT AND REMOVE ALL LOOSE AND SPALLED CONCRETE FROM LINTEL SHOWING EVIDENCE OF MINOR CRACKS OR DAMAGE. CLEAN AREAS TO BE REPAIRED THROUGHOUT BY REMOVING ALL PARTICLES OF CONCRETE OR LOOSE AGGREGATED, BRUSH OFF ALL REMAINING DUST PRIOR TO BEGINNING REPAIRS. FOR REPAIR

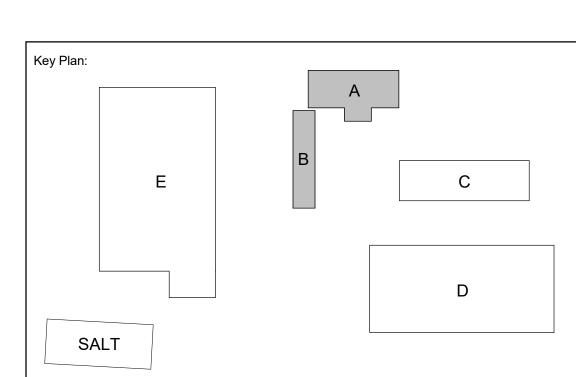
PROCEDURES FOLLOW REPAIR PRODUCTS MANUFACTURE'S INSTRUCTIONS.

# EXTERIOR RESTORATION KEY NOTES

- 1 CLEAN: REMOVE SURFACE STAINING/ SEALANT/ SPLATTER/ DEBRIS/ EFFLORESCENCE/ ETC., AS SHOWN.
- 2 REPOINT: RAKE OUT JOINTS AND REINSTALL BRICK MASONRY.
- REBUILD WITH NEW: REMOVE EXISTING BRICK MASONRY.
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- 5 STEEL LINTELS: REMOVE STEEL LINTEL AND REPLACE WITH NEW GALVANIZED STEEL LINTEL.
- 6 FLASHING: REMOVE AND REINSTALL WITH NEW.
- 7 WOOD ATTACHMENTS: REMOVE WOOD ASSEMBLY/ITEMS AT DOOR OPENINGS/MASONRY WALL SURFACES, AS SHOWN.

# RESTORATION LEGEND





TOWN OF ARLINGTON

ARLINGTON TOWN YARD FACILITY
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Reviewed By: FSA

Reviewed By: FSA

Approved By: DGT

Approved By: DGT

W&S Project No: 2170997

Drawing Title:

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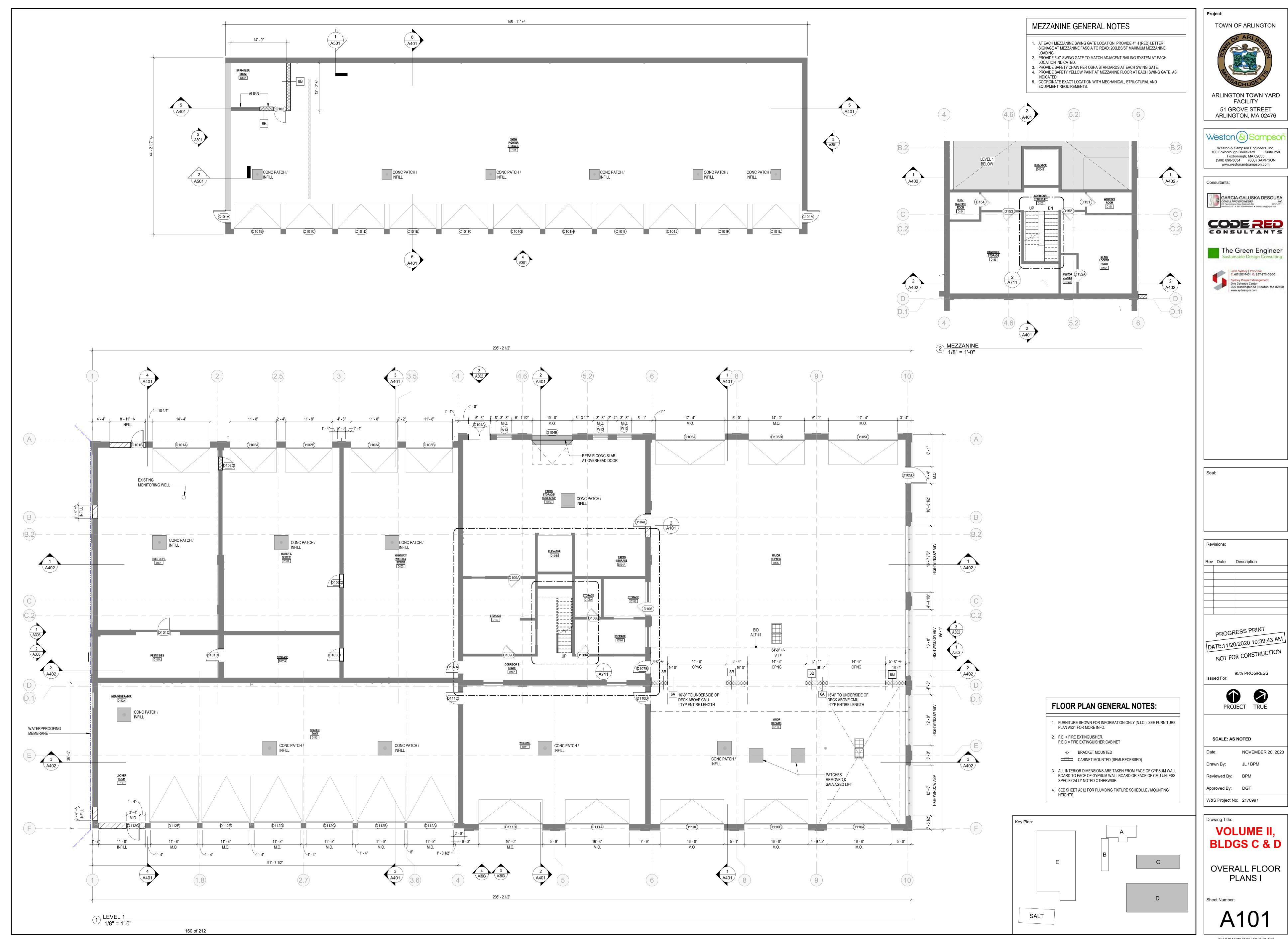
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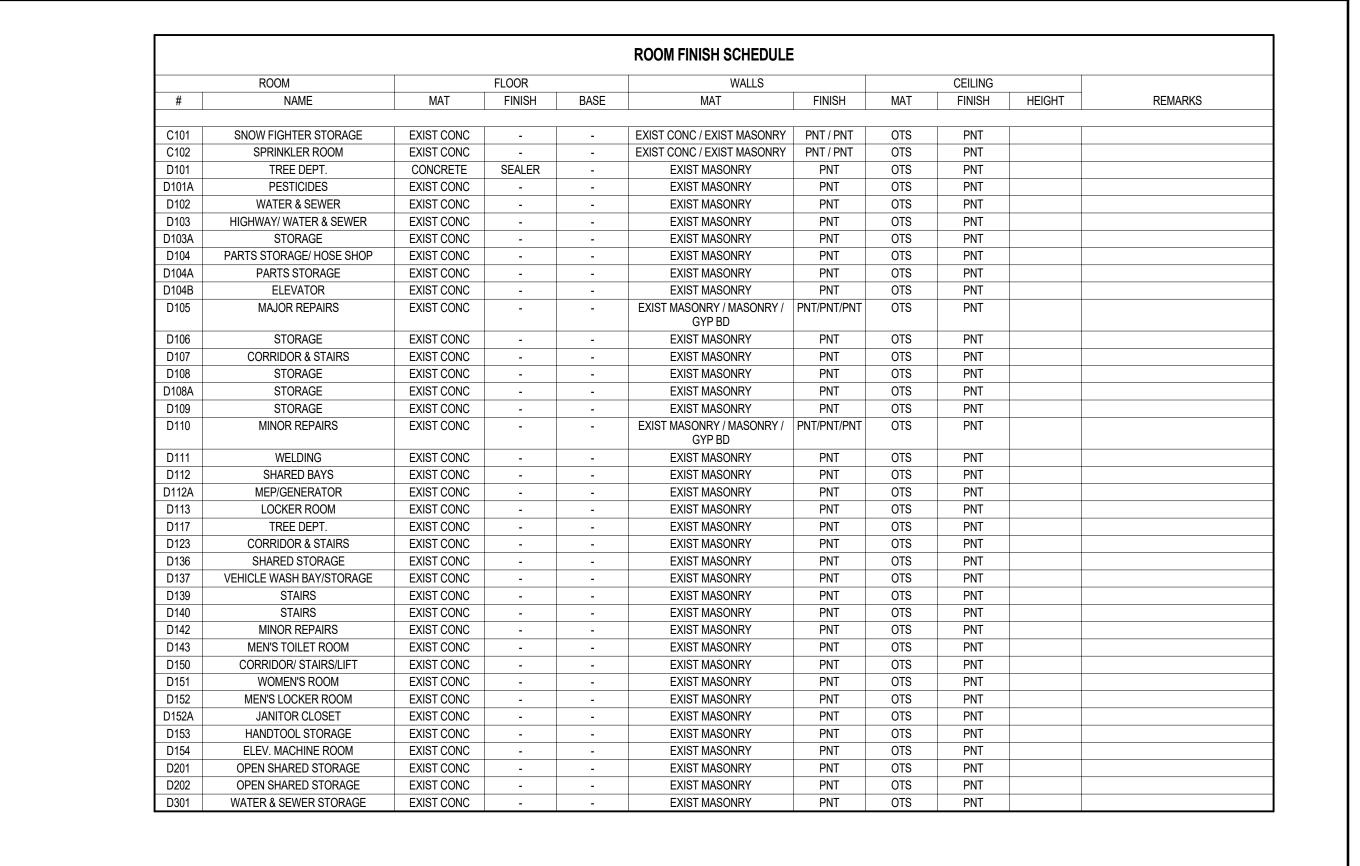
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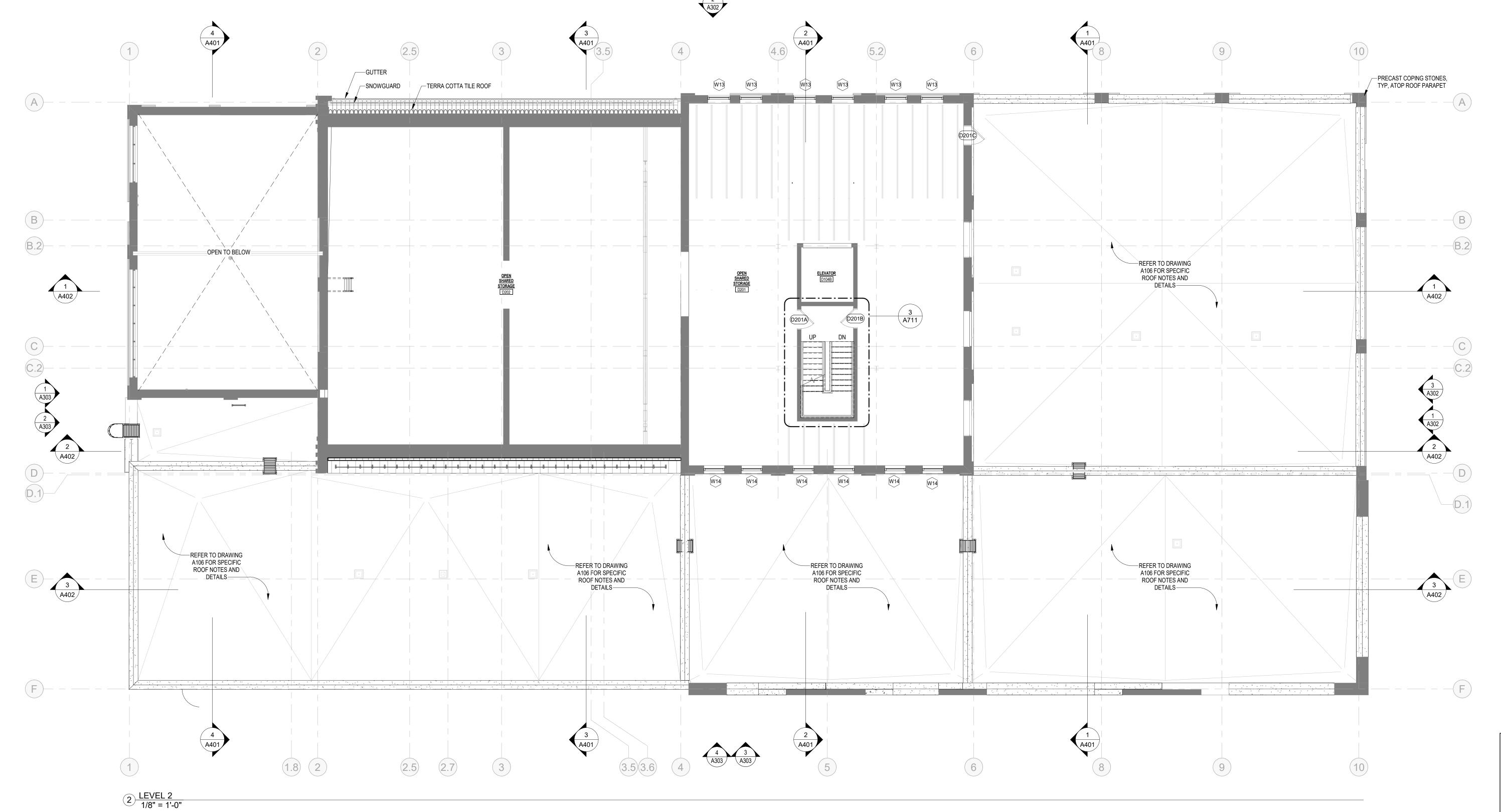
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159 of 212







161 of 212

# FLOOR PLAN GENERAL NOTES:

- 1. FURNITURE SHOWN FOR INFORMATION ONLY (N.I.C.). SEE FURNITURE PLAN A921 FOR MORE INFO.
- 2. F.E. = FIRE EXTINGUISHER. F.E.C = FIRE EXTINGUISHER CABINET
- BRACKET MOUNTED
- CABINET MOUNTED (SEMI-RECESSED)
- 3. ALL INTERIOR DIMENSIONS ARE TAKEN FROM FACE OF GYPSUM WALL BOARD TO FACE OF GYPSUM WALL BOARD OR FACE OF CMU UNLESS
- SPECIFICALLY NOTED OTHERWISE.
- 4. SEE SHEET A012 FOR PLUMBING FIXTURE SCHEDULE / MOUNTING HEIGHTS.

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TOWN OF ARLINGTON

**FACILITY 51 GROVE STREET** ARLINGTON, MA 02476 Weston & Sampson

ARLINGTON TOWN YARD

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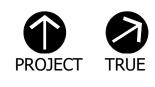
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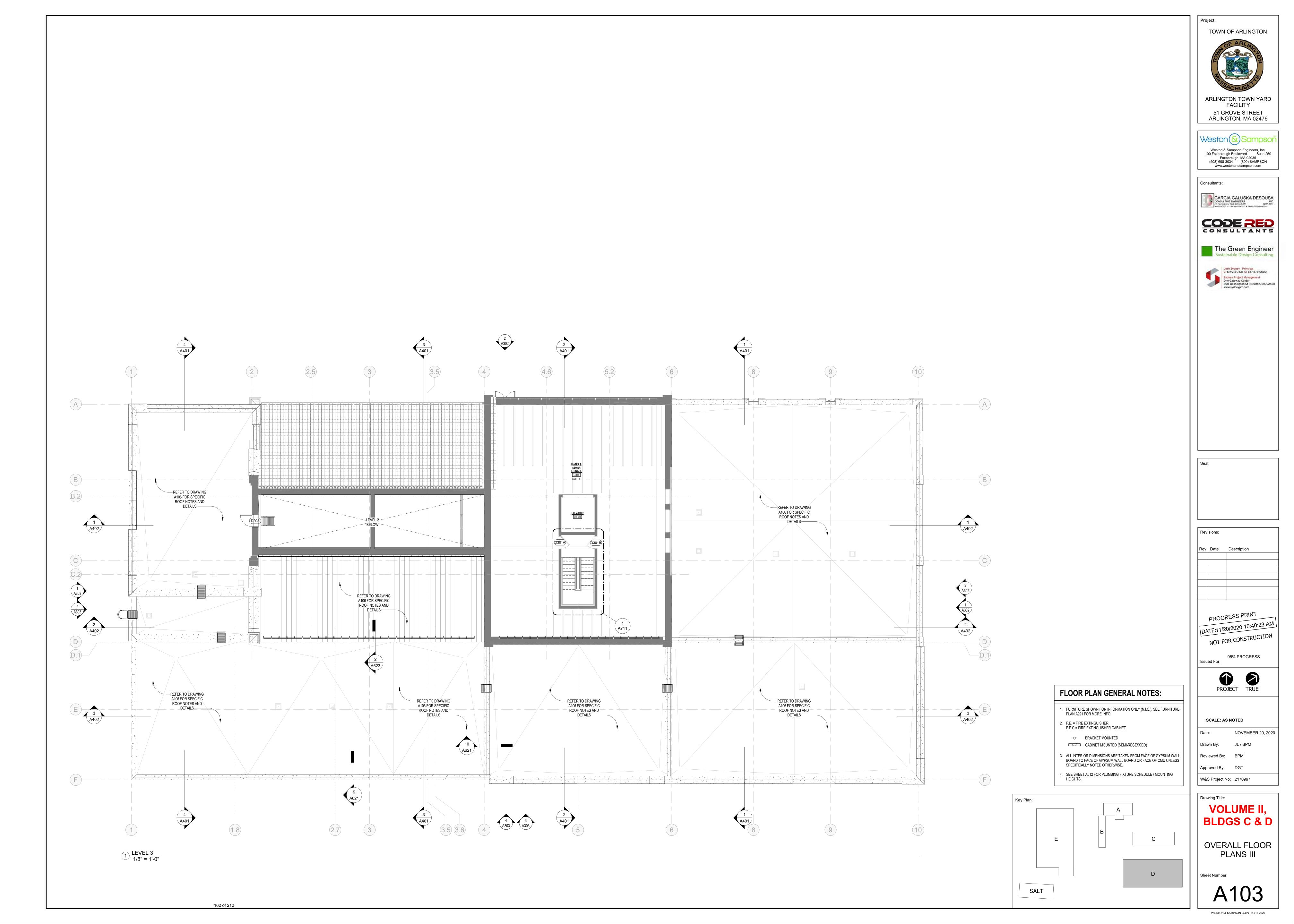
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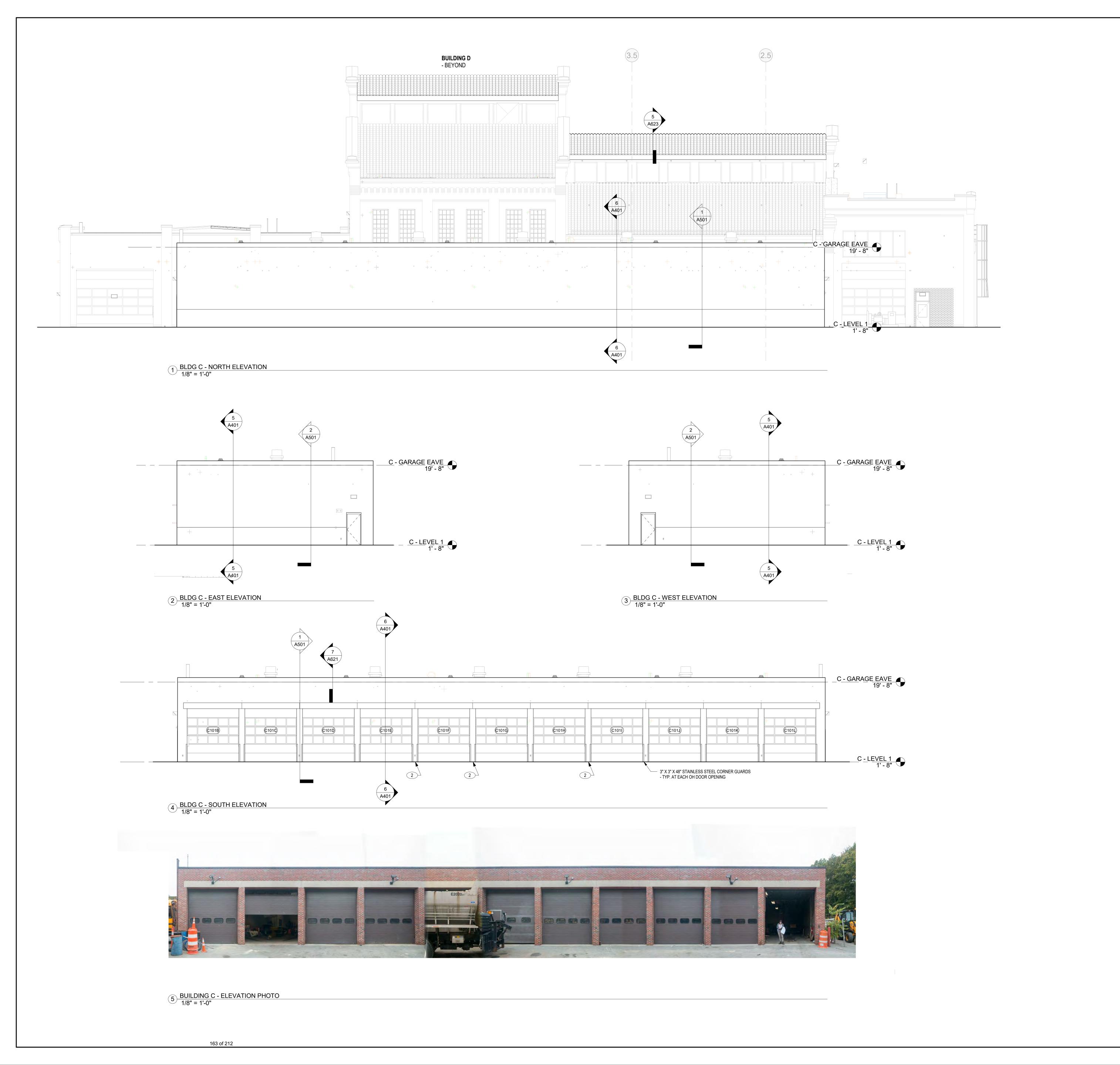
**VOLUME II,** BLDGS C & D

**OVERALL FLOOR** PLANS II & ROOM FINISH SCHEDULE

Sheet Number:

A102





## GENERAL RESTORATION NOTES

#### **GENERAL NOTES**

- 1. CLEAN ALL EXTERIOR MASONRY WALLS WITH WARM WASH WATER AND MILD DETERGENT).
- 2. REMOVE ALL VEGETATION/MOLD/MILDEW/DIRT/DEBRIS/ALL OTHER SURFACE ELEMENTS.
- 3. SEE PROJECT SPECIFICATIONS FOR ALL MASONRY REPAIR/REPLACEMENT FOR TOOLING/COLOR/FINISHED QUALITY AND APPEARANCE.
- 4. FIELD VERIFY LIMITS/QUANTITATE AREAS OF MASONRY RESTORATION WORK
- 5. REPAIR THE WALLS AND SEAL ALL PENETRATIONS THAT WILL RESULT FROM THE REMOVAL OF PIPES OR CONDUITS THROUGHOUT ALL THE ELEVATIONS.

#### **BRICK NOTES**

. REMOVE LOOSE AND DISPLACED BRICKS AND PLACE ASIDE FOR RE-USE. CLEAN ALL LOOSE AND DETERIORATED MORTAR TO SOUND LAYER. REBUILD AREA BY USING UNDAMAGED EXISTING SALVAGED BRICKS. REPLACE ALL DAMAGED OR MISSING BRICKS WITH NEW UNITS MATCHING EXISTING IN SIZE AND COLOR. MAINTAIN EXISTING BOND AND MATCH JOINTS SIZES, TOOLING, AND MORTAR COLOR AS CLOSE AS POSSIBLE.

2. CUT-OUT AND REMOVE LOOSE OR DAMAGED MORTAR OR SEALANT FROM BRICK JOINTS TO A MINIMUM DEPTH OF 1" TO SOUND LAYER. CLEAN BY REMOVING ALL BRICK PARTICLES OR MORTAR DUST. RE-POINT ALL JOINTS AND REPLACE ANY DAMAGED, CRACKED, OR SPALLED BRICKS WITH NEW MATCHING UNITS. MATCH MORTAR COLOR AND JOINT TOOLING AS CLOSE AS POSSIBLE.

#### **COPINGS STONE NOTES**

REMOVE ALL DETERIORATED, CRACKED, SPALLED, OR DISPLACED COPING STONES. ANY EXISTING DISPLACED STONE THAT AFTER REMOVAL APPEARS TO BE IN GOOD CONDITION. SHALL BE SALVAGED AND SET ASIDE FOR POSSIBLE RE-USE. REMOVE EXISTING COPPER CAP FLASHING, LOOSE MORTAR AND PARTICLES OF ANY OTHER MATERIALS FROM TOP OF PARAPET WALL. REPAIR TOP OF WALL AS NEEDED AND INSTALL NEW COPPER CAP FLASHING BEDDED IN SEALANT AND NEW MATCHING COPING STONES AS INDICATED ON ATTACHED PROJECT DETAILS. 2. CUT-OUT AND REMOVE LOOSE OR DAMAGED MORTAR, SEALANT, OR ANY OTHER

TYPE OF MATERIAL USED TO TEMPORARILY PATCH OR FILL COPING STONE JOINTS. CLEAN ALL JOINTS BY REMOVING ALL PARTICLES AND MORTAR DUST RE-POINT ALL JOINTS AS INDICATED ON ATTACHED PROJECT DETAILS. 3. AFTER ALL REPAIRS TO COPING STONES HAVE BEEN COMPLETED AND SOURCES OF WATER INFILTRATION AND MOISTURE THROUGHOUT THE EXTERIOR WALLS HAVE BEEN IDENTIFIED AND REPAIRED, CLEAN EXTERIOR WALLS BY REMOVING ALL VISIBLE EFFLORESCENCE, STAINS, AND MORTAR SPLATTERS.

#### CAST STONE LINTEL AND SILL NOTES

. REMOVE ALL SEVERELY DETERIORATED CAST STONE LINTELS SHOWING CRACK DAMAGES, SPALLED CONCRETE, AND EXPOSED RUSTED REINFORCING, REMOVE 3 OR 4 COURSES OF BRICK ABOVE LINTEL. SUPPORT SURROUNDING WALLS AS REQUIRED TO STABILIZE ALL REMAINING EXISTING BRICKS AND WINDOW OR DOOR OPENINGS. CLEAN THROUGHOUT AND INSTALL NEW MATCHING CAST

STONE LINTELS. REFER TO PROJECT DETAILS FOR ADDITIONAL INFORMATION. 2. CUT-OUT AND REMOVE ALL LOOSE AND SPALLED CONCRETE FROM LINTEL SHOWING EVIDENCE OF MINOR CRACKS OR DAMAGE. CLEAN AREAS TO BE REPAIRED THROUGHOUT BY REMOVING ALL PARTICLES OF CONCRETE OR LOOSE AGGREGATED, BRUSH OFF ALL REMAINING DUST PRIOR TO BEGINNING REPAIRS. FOR REPAIR PROCEDURES FOLLOW REPAIR PRODUCTS MANUFACTURE'S INSTRUCTIONS.

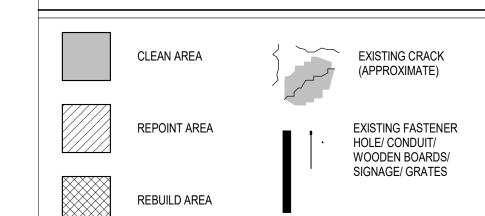
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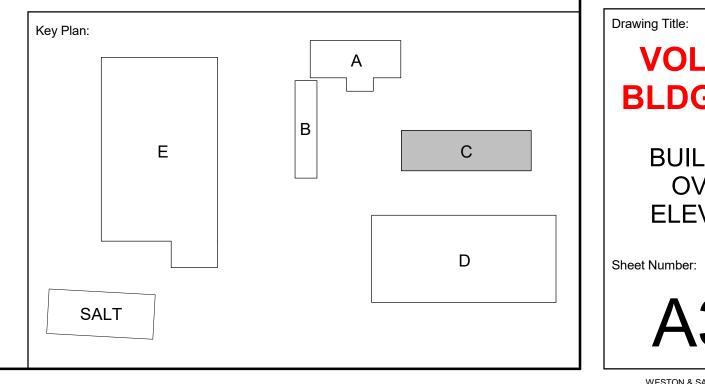
- 1 CLEAN: REMOVE SURFACE STAINING/ SEALANT/ SPLATTER/ DEBRIS/ EFFLORESCENCE/ ETC., AS SHOWN.
- REPOINT: RAKE OUT JOINTS AND REINSTALL BRICK MASONRY. SEE BRICK
- REBUILD WITH NEW: REMOVE EXISTING BRICK MASONRY. SEE BRICK NOTES.
- PRECAST: REPLACE WITH NEW PRE-CAST SILL/LINTEL/ROOF COPING STONE/CAP STONE/DECORATIVE ELEMENTS/ETC. AS SHOWN. SEE COPING STONE NOTES, AND CAST STONE LINTEL AND SILL NOTES. REPLACE COPPER FLASHING WITH NEW COPPER FLASHING PRIOR TO SEETING THE
- BRICK PILASTERS TO BE REBUILT. INVESTIGATION OF STRUCTURAL STEEL BENEATH IS REQUIRED BEFORE ENCLOSING. STRUCTURAL ENGINEER TO EVALUATE AND RECOMMEND SOLUTIONS.
- STEEL LINTELS: REMOVE STEEL LINTEL AND REPLACE WITH NEW GALVANIZED STEEL LINTEL.
- STEEL LINTELS TO REMAIN: SCRAPE FREE OF RUST AND PAINT TO MATCH NEW GALVANIZED STEEL LINTEL AND COAT WITH ANTI-CORROSIVE COATING.
- 6 FLASHING: REMOVE AND REINSTALL WITH NEW.

PRE-CAST CAPS / STONES.

- SURFACE ATTACHMENTS: REMOVE WOOD AND/OR METAL ASSEMBLIES /ITEMS AT DOOR OPENINGS/MASONRY WALL SURFACES, AS SHOWN.
- 8 SCRAPE AND PAINT EXISTING WOOD FRAMES 9 SCRAPE AND PAINT EXISTING METAL GRATES AT CLERESTORY WINDOWS.

# RESTORATION LEGEND





ARLINGTON TOWN YARD

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W&S Project No: 2170997

**VOLUME II,** 

BLDGS C & D

BUILDING C -

OVERALL

**ELEVATIONS** 

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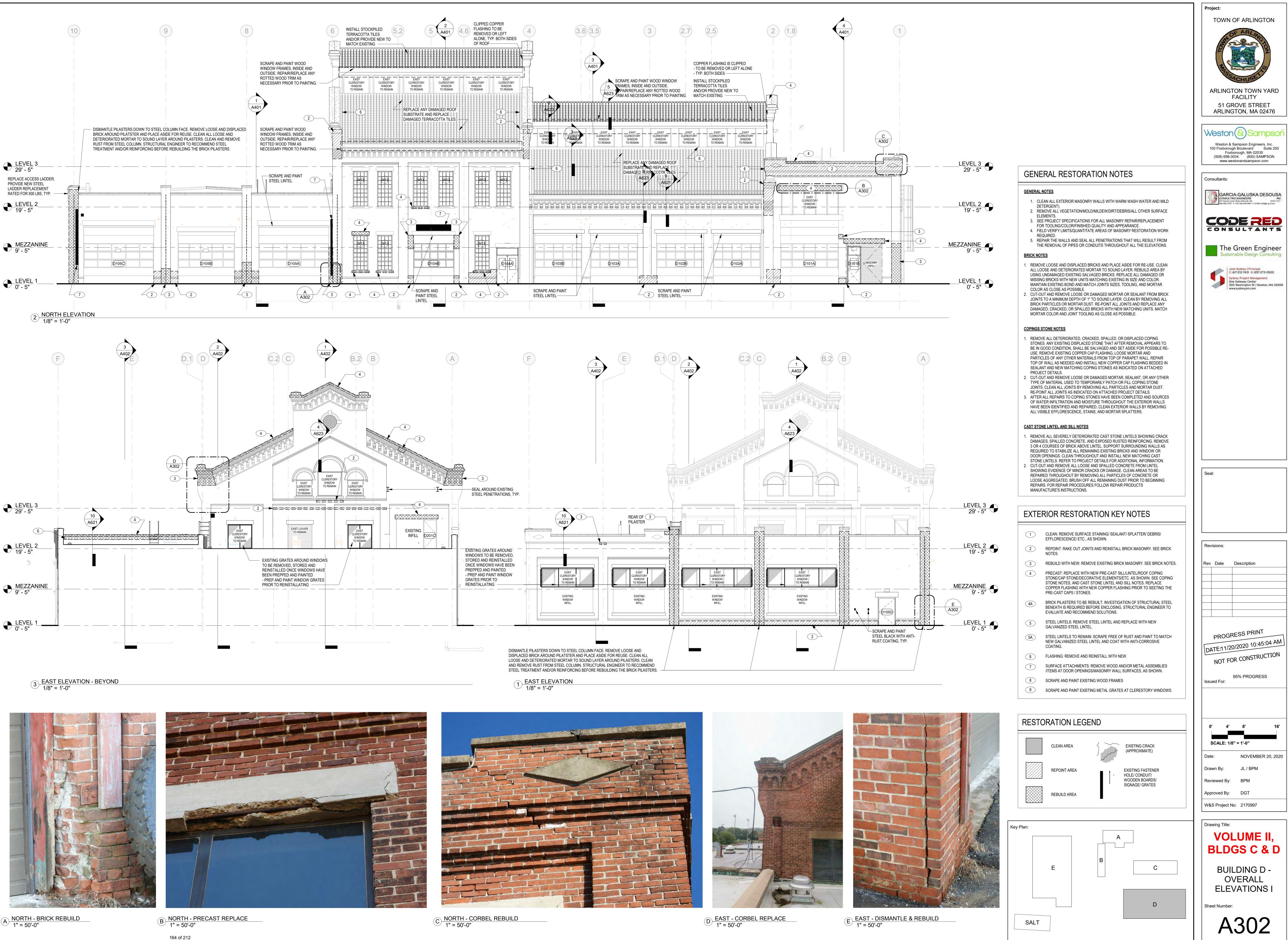
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Drawing Title: **VOLUME II,** BLDGS C & D BUILDING D -

W&S Project No: 2170997

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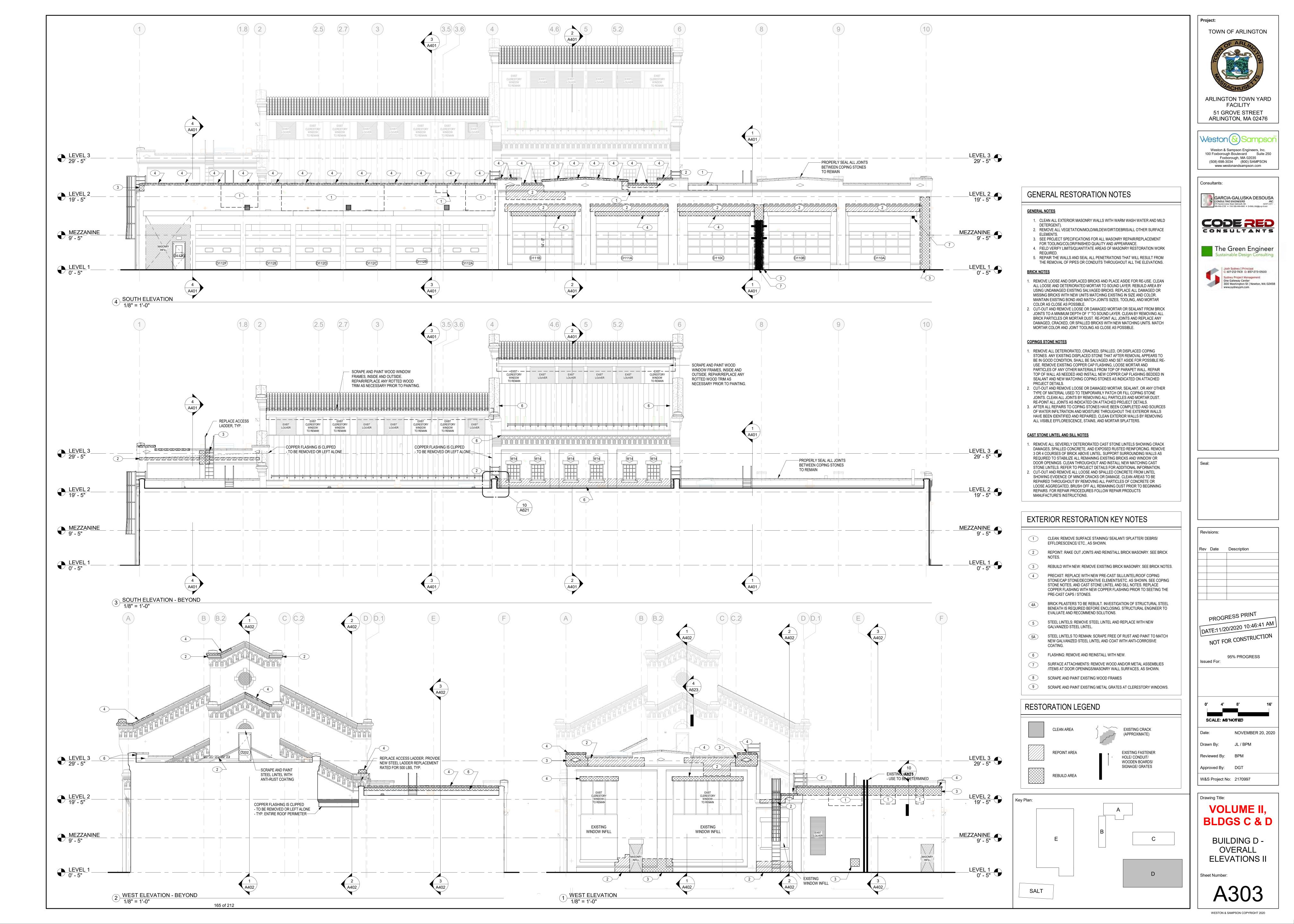
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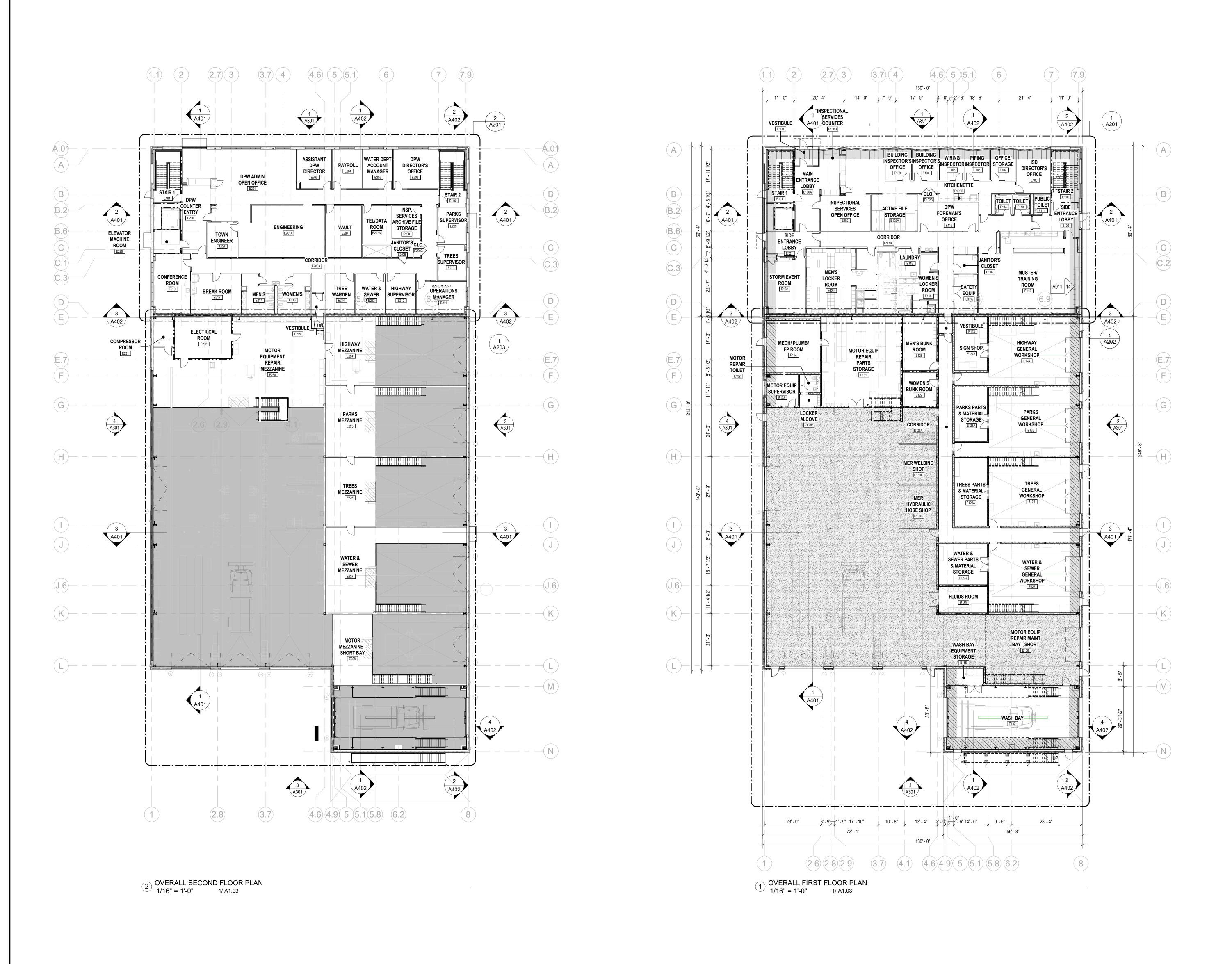
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**OVERALL ELEVATIONS I** 

Sheet Number: A302





#### **FLOOR PLAN GENERAL NOTES:**

- 1. EQUIPMENT SHOWN FOR REFERENCE ONLY. SEE Q DRAWINGS FOR MORE INFO. 2. FURNITURE SHOWN FOR INFORMATION ONLY (N.I.C.). SEE FURNITURE PLAN A921 FOR MORE INFO.
- 3. F.E. = FIRE EXTINGUISHER.
- BRACKET MOUNTED

F.E.C = FIRE EXTINGUISHER CABINET

- CABINET MOUNTED (SEMI-RECESSED)
- 4. ALL INTERIOR DIMENSIONS ARE TAKEN FROM FACE OF GYPSUM WALL BOARD TO FACE OF GYPSUM WALL BOARD OR FACE OF CMU UNLESS SPECIFICALLY NOTED
- 5. SEE SHEET A012 FOR PLUMBING FIXTURE SCHEDULE / MOUNTING HEIGHTS.
  - EB: EXTERIOR BOLLARD, 6" DIAMETER (SEE CIVIL DWGS)

SEPARATION ASSEMBLY, TYPE F1 AND F2.

- IB: INTERIOR BOLLARD, 6" DIAMETER (SEE DETAIL 4 / A631) FUME SEPARATION PARTITION, SEE A031 - FUME SEPARATION ASSEMBLY TYPE TO COME.

#### **MEZZANINE GENERAL NOTES**

- 1. AT EACH MEZZANINE SWING GATE LOCATION, PROVIDE 4" H (RED) LETTER SIGNAGE AT MEZZANINE FASCIA TO READ: 200LBS/SF MAXIMUM MEZZANINE
- 2. PROVIDE 6'-0" SWING GATE TO MATCH ADJACENT RAILING SYSTEM AT EACH
- LOCATION INDICATED. . PROVIDE SAFETY CHAIN PER OSHA STANDARDS AT EACH SWING GATE.
- 4. PROVIDE SAFETY YELLOW PAINT AT MEZZANINE FLOOR AT EACH SWING GATE, AS INDICATED.
- 5. COORDINATE EXACT LOCATION WITH MECHANICAL, STRUCTURAL AND EQUIPMENT REQUIREMENTS.

SWING-GATE ON PRIMARY STRUCTURAL ELEMENT.

6. DO NOT RUN ANY UTILITIES BELOW GATES EXPOSED AND MOUNTED TO WALLS. 7. PROVIDE TIE-OFF POINT FOR OSHA FALL ARREST SYSTEM NEAR MEZZANINE

#### **UNDERSLAB RIGID INSULATION LEGEND:**

R-10 RIGID INSULATION - STANDARD COMPRESSIVE STRENGTH - 25 PSI - 4'-0" HORIZONTAL FROM FOUNDATION WALL

-2'-0" VERTICAL ON EXTERIOR SIDE OF FOUNDATION WALL R-10 RIGID INSULATION - HIGH COMPRESSIVE STRENGTH - 100 PSI

- 4'-0" HORIZONTAL FROM FOUNDATION WALL

R-15 RIGID INSULATION - HIGH COMPRESIVE STRENGTH - 100 PSI - COMPLETELY UNDER SLAB - AND DOWN TO TOP OF FOOTING ON EXTERIOR SIDE OF FOUNDATION WALL

SALT

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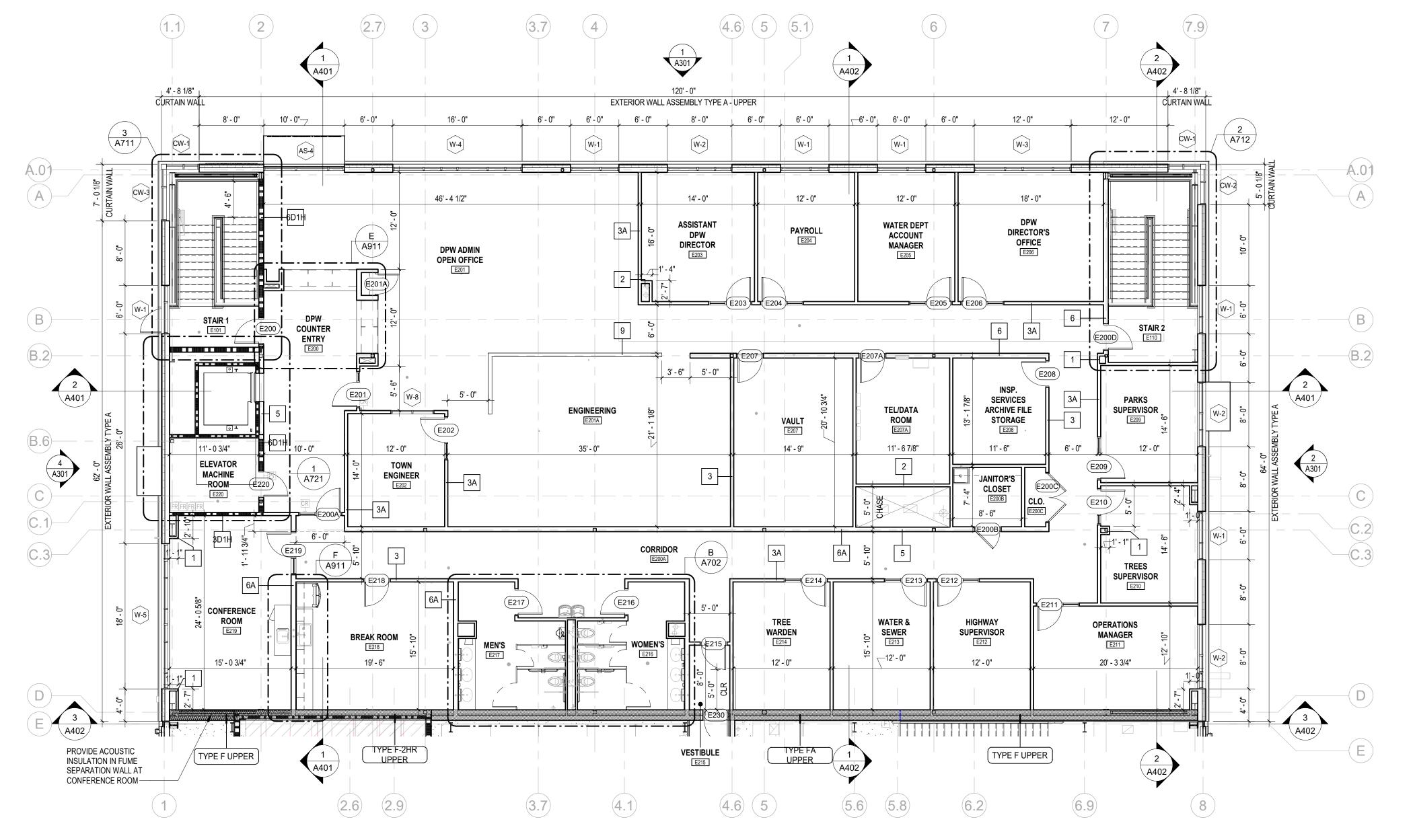
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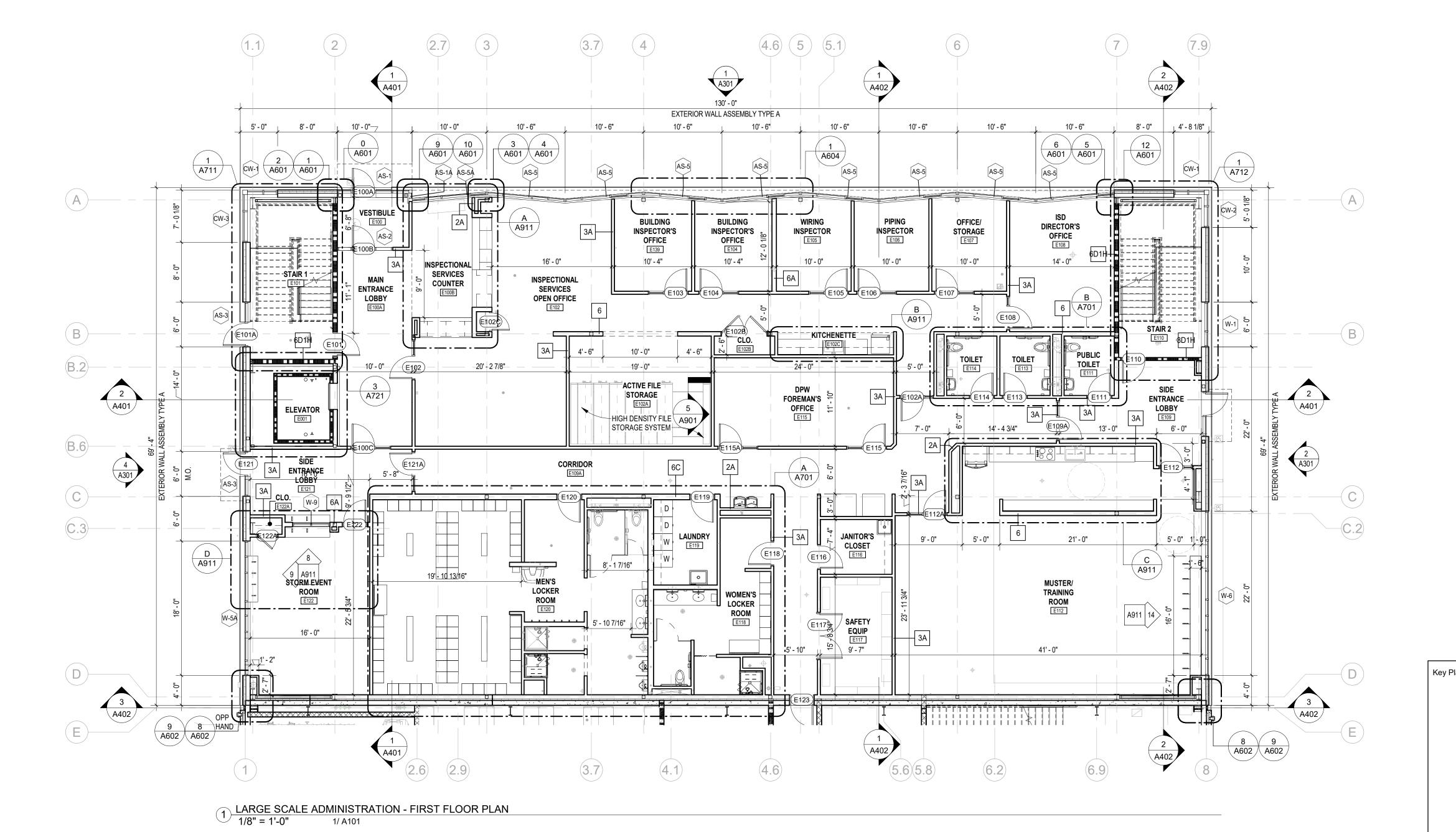
OVERALL FLOOR **PLANS** 

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D









FOR MORE INFO.

3. F.E. = FIRE EXTINGUISHER.

BRACKET MOUNTED

CABINET MOUNTED (SEMI-RECESSED)

4. ALL INTERIOR DIMENSIONS ARE TAKEN FROM FACE OF GYPSUM WALL BOARD TO FACE OF GYPSUM WALL BOARD OR FACE OF CMU UNLESS SPECIFICALLY NOTED

6. BOLLARD:

IB: INTERIOR BOLLARD, 6" DIAMETER (SEE DETAIL 4 / A631)

FUME SEPARATION PARTITION, SEE A031 - FUME SEPARATION ASSEMBLY, TYPE F1 AND F2.

### **UNDERSLAB RIGID INSULATION LEGEND:**

R-10 RIGID INSULATION - STANDARD COMPRESSIVE STRENGTH - 25 PSI - 4'-0" HORIZONTAL FROM FOUNDATION WALL INWARDS

-2'-0" VERTICAL ON EXTERIOR SIDE OF FOUNDATION WALL

R-10 RIGID INSULATION - HIGH COMPRESSIVE STRENGTH - 100 PSI - 4'-0" HORIZONTAL FROM FOUNDATION WALL INWARDS

R-15 RIGID INSULATION - COMPLETELY UNDER SLAB - AND DOWN TO TOP OF FOOTING ON EXTERIOR

SALT

1. EQUIPMENT SHOWN FOR REFERENCE ONLY. SEE Q DRAWINGS FOR MORE INFO. 2. FURNITURE SHOWN FOR INFORMATION ONLY (N.I.C.). SEE FURNITURE PLAN A921

F.E.C = FIRE EXTINGUISHER CABINET

5. SEE SHEET A012 FOR PLUMBING FIXTURE SCHEDULE / MOUNTING HEIGHTS.

(o) EB: EXTERIOR BOLLARD, 6" DIAMETER (SEE CIVIL DWGS)

- HIGH COMPRESIVE STRENGTH - 100 PSI

SIDE OF FOUNDATION WALL

TOWN OF ARLINGTON

ARLINGTON TOWN YARD

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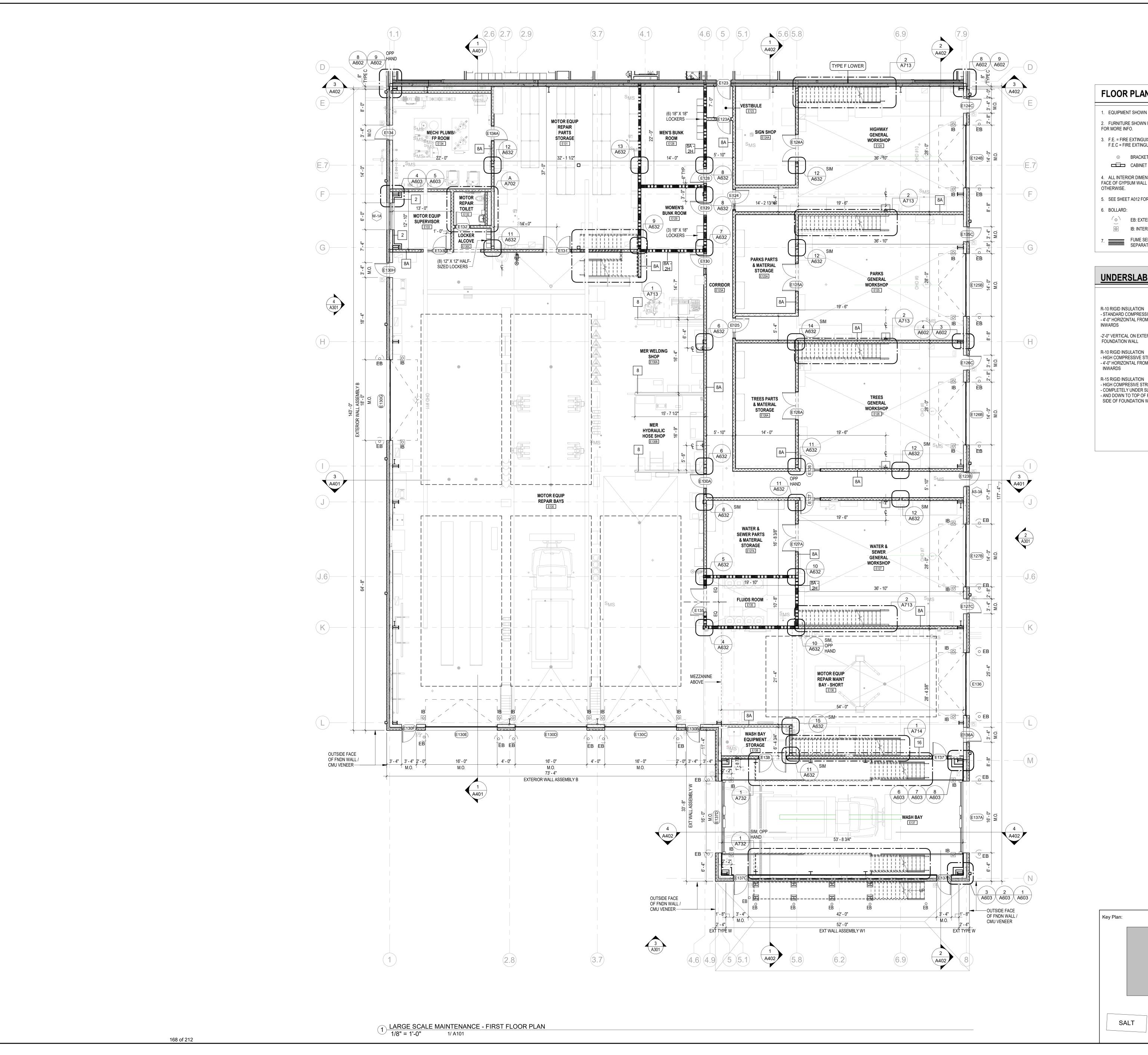
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**VOLUME III, BUILDING E** 

LARGE SCALE **ADMINISTRATION** FLOOR PLANS

Sheet Number:

167 of 212



# FLOOR PLAN GENERAL NOTES:

- 3. F.E. = FIRE EXTINGUISHER. F.E.C = FIRE EXTINGUISHER CABINET
- BRACKET MOUNTED
- 4. ALL INTERIOR DIMENSIONS ARE TAKEN FROM FACE OF GYPSUM WALL BOARD TO FACE OF GYPSUM WALL BOARD OR FACE OF CMU UNLESS SPECIFICALLY NOTED
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- EB: EXTERIOR BOLLARD, 6" DIAMETER (SEE CIVIL DWGS)

## **UNDERSLAB RIGID INSULATION LEGEND:**

R-10 RIGID INSULATION - STANDARD COMPRESSIVE STRENGTH - 25 PSI

- 4'-0" HORIZONTAL FROM FOUNDATION WALL -2'-0" VERTICAL ON EXTERIOR SIDE OF

- 4'-0" HORIZONTAL FROM FOUNDATION WALL INWARDS R-15 RIGID INSULATION - HIGH COMPRESIVE STRENGTH - 100 PSI

- AND DOWN TO TOP OF FOOTING ON EXTERIOR SIDE OF FOUNDATION WALL

1. EQUIPMENT SHOWN FOR REFERENCE ONLY. SEE Q DRAWINGS FOR MORE INFO. 2. FURNITURE SHOWN FOR INFORMATION ONLY (N.I.C.). SEE FURNITURE PLAN A921 FOR MORE INFO.

CABINET MOUNTED (SEMI-RECESSED)

OTHERWISE.

BOLLARD:

O IB: INTERIOR BOLLARD, 6" DIAMETER (SEE DETAIL 4 / A631)

FUME SEPARATION PARTITION, SEE A031 - FUME SEPARATION ASSEMBLY, TYPE F1 AND F2.

- HIGH COMPRESSIVE STRENGTH - 100 PSI

- COMPLETELY UNDER SLAB

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Consultants:

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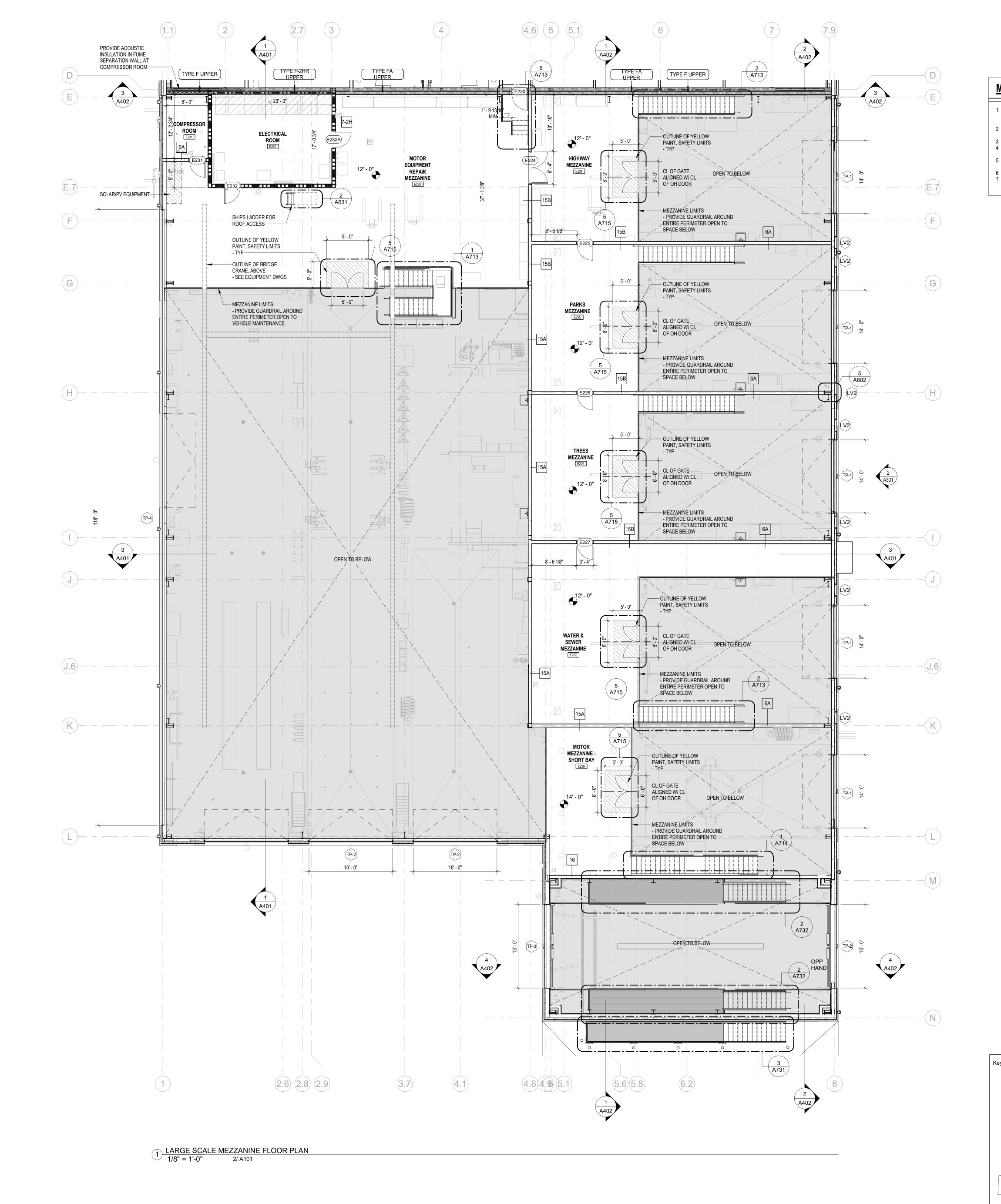
W&S Project No: 2170997

Drawing Title:

**VOLUME III,** 

**BUILDING E** LARGE SCALE **VEHICLE** MAINTENANCE

**FLOOR PLAN** Sheet Number:



- 1. AT EACH MEZZANINE SWING GATE LOCATION, PROVIDE 4" H (RED) LETTER SIGNAGE AT MEZZANINE FASCIA TO READ: 200LBS/SF MAXIMUM MEZZANINE
- 2. PROVIDE 6'-0" SWING GATE TO MATCH ADJACENT RAILING SYSTEM AT EACH
- LOCATION INDICATED. 3. PROVIDE SAFETY CHAIN PER OSHA STANDARDS AT EACH SWING GATE. 4. PROVIDE SAFETY YELLOW PAINT AT MEZZANINE FLOOR AT EACH SWING GATE,
- 5. COORDINATE EXACT LOCATION WITH MECHANICAL, STRUCTURAL AND EQUIPMENT REQUIREMENTS.
- 6. DO NOT RUN ANY UTILITIES BELOW GATES EXPOSED AND MOUNTED TO WALLS. 7. PROVIDE TIE-OFF POINT FOR OSHA FALL ARREST SYSTEM NEAR MEZZANINE SWING-GATE ON PRIMARY STRUCTURAL ELEMENT.

**MEZZANINE GENERAL NOTES** 

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**FACILITY** 

51 GROVE STREET

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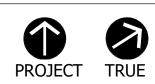
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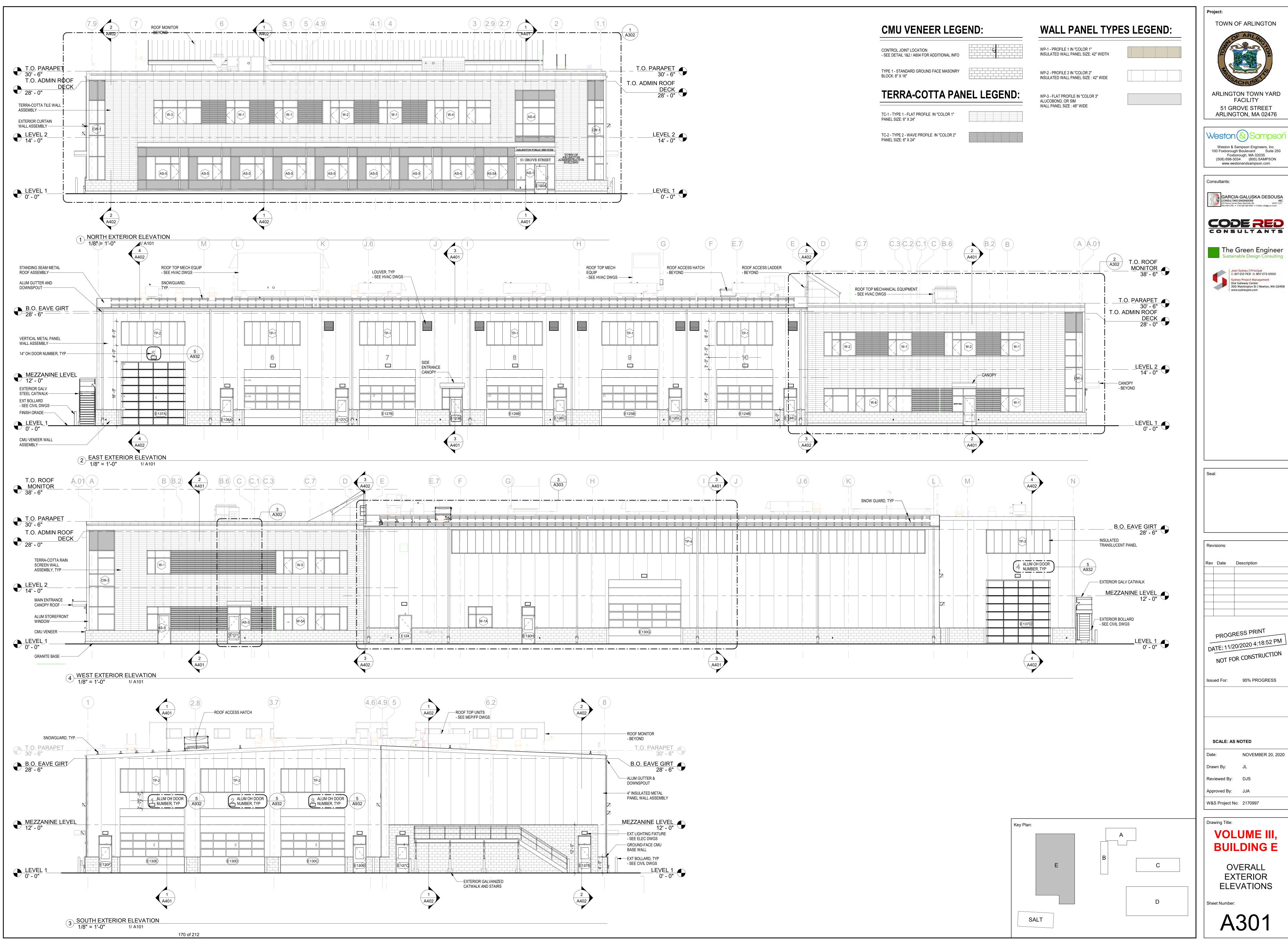
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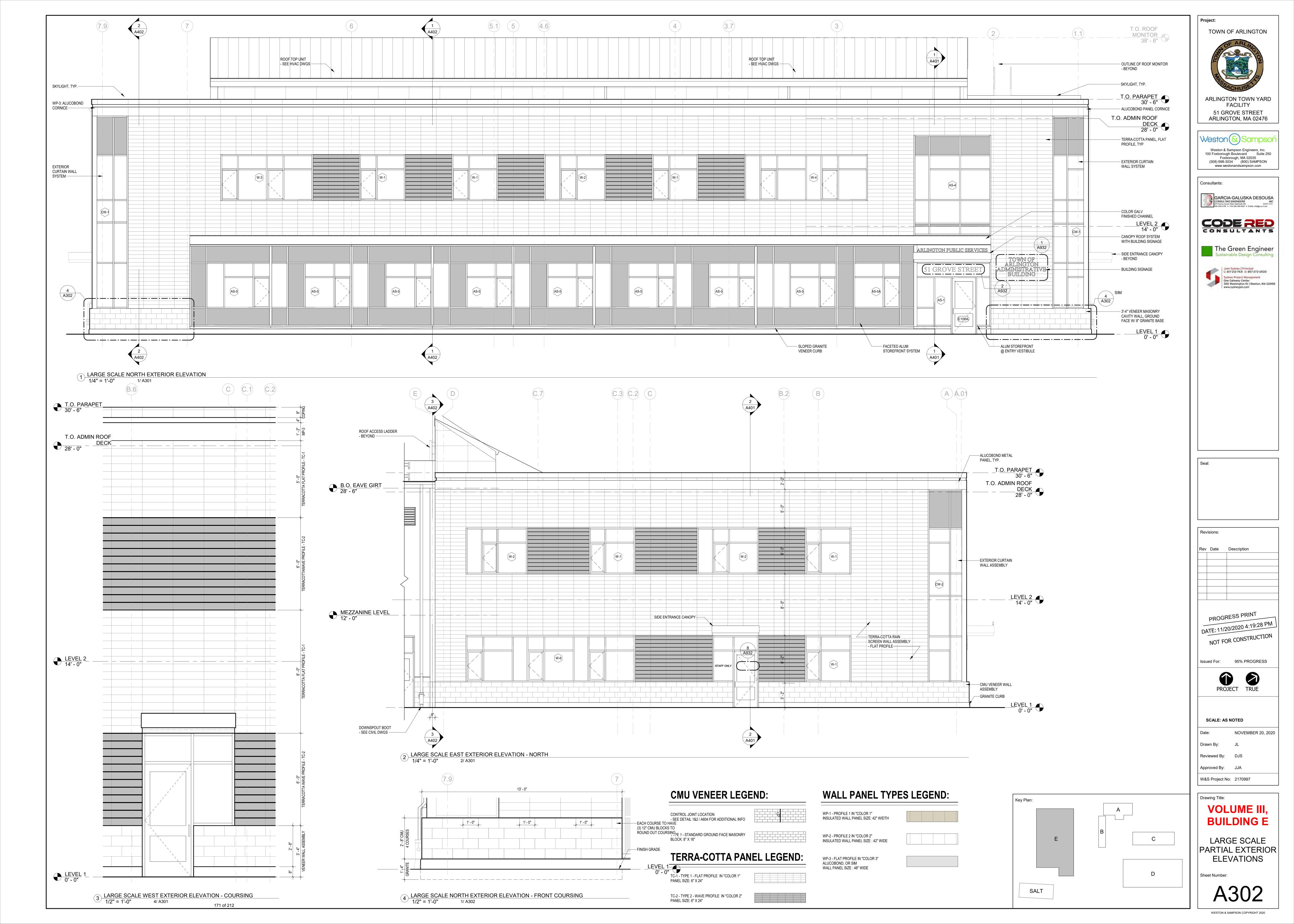
LARGE SCALE MEZZANINE FLOOR PLAN

Sheet Number:

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169 of 212





Arlington Municipal Facility to Support DPW, ISD, Facilities, and IT Departments 49 and 51 Grove Street

#### APPENDIX D

NEW BUILDING E EXTERIOR MATERIALS

westonandsampson.com 172 of 212

# Town of Arlington New / Upgraded Public Works Facility

# **Proposed Exterior Materials – Building E**





# Town of Arlington New / Upgraded Public Works Facility

### **Architectural - Building E**



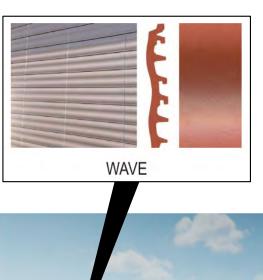


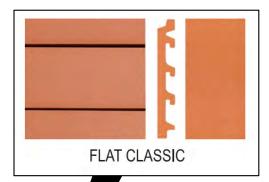




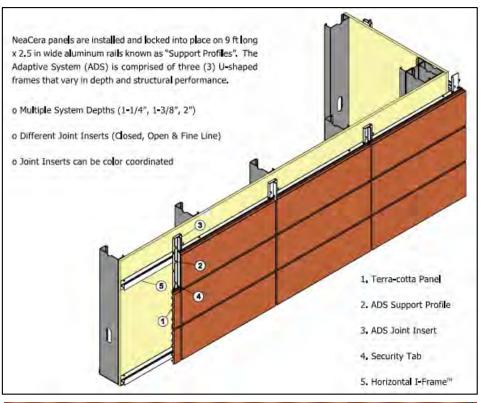
# Town of Arlington New / Upgraded Public Works Facility

#### **Architectural – Building E**











# Town of Arlington

# **New / Upgraded Public Works Facility**

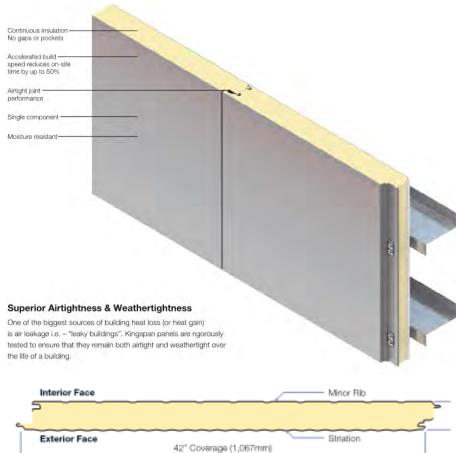
### **Architectural – Building E**





#### High R-value

Kingspan insulated panels' insulating cores provide superior thermal performance with tested R-values of 7.5 per inch. Most importantly, the insulation is on the exterior of the building structure to provide the best possible thermal envelope by reducing thermal bridging typical of cavity wall systems. In addition, the panels feature excellent foam-to-foam contact, which provides an unbroken thermal shield against heat transfer.



Arlington Municipal Facility to Support DPW, ISD, Facilities, and IT Departments 49 and 51 Grove Street

#### **APPENDIX E**

**EXISTING CONDITIONS PHOTOGRAPHS** 

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**Existing Town Yard** 

49 & 51 Grove Street

Photo Location Plan

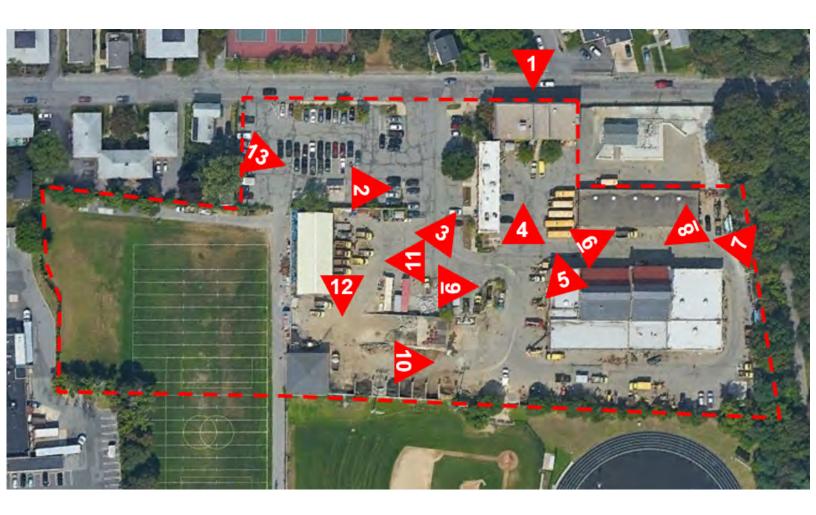




Photo 1

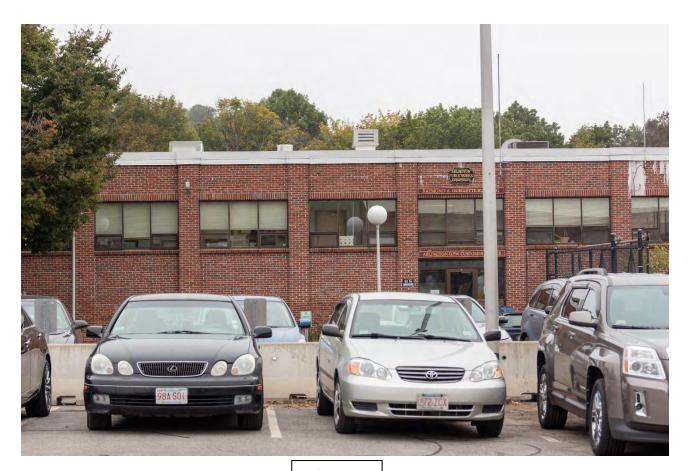


Photo 2





Photo 3



Photo 4





Photo 5



Photo 6



Photo 7





Photo 8



Photo 9





Photo 10



Photo 11





Photo 12

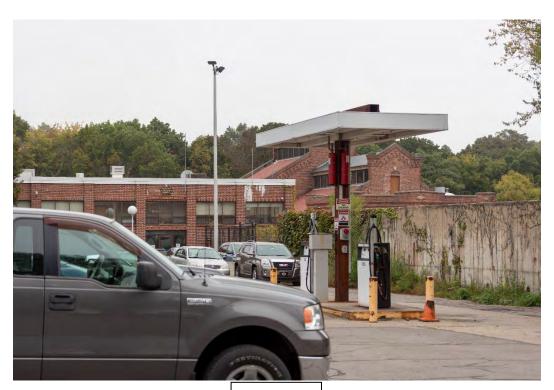


Photo 13

Arlington Municipal Facility to Support DPW, ISD, Facilities, and IT Departments 49 and 51 Grove Street

# **APPENDIX F**

LEED CHECKLIST

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# **LEED v4 for New Construction**

Project Name: Arlington DPW

Address: 51 Grove Street, Arlington, MA 02476

Date of Issue: 1/21/21

D/C	Yes	Maybe	No			
D/C	0	0	1		Integrative Process	1
D	Ť	Ť	1	Credit 1	Integrative Process	1
			•	Orount 1	integrative i rocess	•
	Yes	Maybe	No			
	10	Ó	6		Location and Transportation	16
D		Ť	Х	Credit 1	LEED for Neighborhood Development Location	16
D	1			Credit 2	Sensitive Land Protection	1
D	2			Credit 3	High Priority Site	2
D	2		3	Credit 4	Surounding Density and Diverse Uses	5
D	2		3	Credit 5	Access to Quality Transit	5
D	1			Credit 6	Bicycle Facilities	1
D	1			Credit 7	Reduced Parking Footprint	1
D	1			Credit 8	Green Vehicles	1
	Yes	Maybe	No			
	4	0	6		Sustainable Sites	10
C	Υ			Prereq 1	Construction Activity Pollution Prevention	Required
D	1			Credit 1	Site Assessment	1
D			2	Credit 2	Site Development; Protect or Restore Habitat	2
D			1	Credit 3	Open Space	1
D			3	Credit 4	Rainwater Management	3
D	2			Credit 5	Heat Island Reduction	2
D	1			Credit 6	Light Pollution Reduction	1
	Yes	Maybe	No			
	5	0	6		Water Efficiency	11
D	Υ			Prereq 1	Outdoor Water Use Reduction	Required
D	Υ			Prereq 2	Indoor Water Use Reduction	Required
D	Υ			Prereq 3	Building-level Water Metering	Required
D	2			Credit 1	Outdoor Water Use Reduction	2
D	2		4	Credit 2	Indoor Water Use Reduction	6
С			2	Credit 3	Cooling Tower Water Use	2
D	1			Credit 4	Water Metering	1
	Yes	Maybe	No 42		Fuerey and Atmosphere	22 -
_	14 Y	7	12	Drops = 4	Energy and Atmosphere	33
C				Prereq 1	Fundamental Commissioning and Verification	Required
D	Y			Prereq 2	Minimum Energy Performance Building-level Energy Metering	Required
D	Y			Prereq 3		Required
D C	6			Prereq 4 Credit 1	Fundamental Refrigerant Management Enhanced Commissioning	Required 6
D	6	4	8	Credit 2	Optimize Energy Performance	18
D	0	4	1	Credit 3	Advanced Energy Metering	10
C			2	Credit 4	Demand Response	2
D		2	1	Credit 5	Renewable Energy Production	3
D		1	_	Credit 6	Enhanced Refrigerant Management	1
C	2	_		Credit 7	Green Power and Carbon Offsets	2
•				Jordan /	Creen i Ower and Carbon Onsers	_

	Yes	Maybe	No			
	5	3	5		Materials and Resources	13
D	Υ			Prereq 1	Storage & Collection of Recyclables	Required
C	Υ			Prereq 2	Construction and Demolition Waste Management Planning	Required
C		3	2	Credit 1	Building Life-cycle Impact Reduction	5
C	1		1	Credit 2	Building Product Disclosure and Optimization-Environmental Product Declarations	2
C	1		1	Credit 3	Building Product Disclosure and Optimization-Sourcing of Raw Materials	2
C	1		1	Credit 4	Building Product Disclosure and Optimization-Material Ingredients	
C	2			Credit 5	Construction and Demolition Waste Management	
	Yes	Maybe	No			
	8	2	6		Indoor Environmental Quality	16
D	Υ			Prereq 1	Minimum IAQ Performance	Required
D	Υ	i		Prereq 2	Environmental Tobacco Smoke (ETS) Control	Required
D	2			Credit 1	Enhanced IAQ Strategies	2
C	3			Credit 2	Low-Emitting Materials	3
C	1			Credit 3	Construction IAQ Management Plan	1
C	1		1	Credit 4	IAQ Assessment	2
D	•	1	•	Credit 5	Thermal Comfort	1
D	1	1		Credit 6	Interior Lighting	2
D	•	•	3	Credit 7	Daylight	3
D			1	Credit 8	Quality Views	1
D			1	Credit 9	Acoustical Performance	1
_			•	1		
1	Yes	Maybe	No			
	6	0	0		Innovation	6
D	1			Credit 1	Innovation Credit: TBD (ex: O&M Starter Kit - Green Cleaning & Integrated Pest Management	
D	1			Credit 2	Innovation Credit: TBD (ex: Low-Mercury Lamps)	1
D	1			Credit 3	Innovation Credit: TBD (ex: Reuse of vehicle wash water)	1
)/C	1			Credit 4	Innovation Credit: TBD (ex: Pilot Credit - Safety First: Cleaning and Disinfecting Your Space	1
)/C	1			Credit 5	Pilot Credit: TBD (ex: Integrative Analysis of Bldg Materials)	1
С	1			Credit 6	LEED Accredited Professional	1
	Yes	Maybe	No			
	1	2	1		Regional Priority	4
				02476 - LT	C3 (pts), SSc4 (2 pts), WEc2 (4 pts), MRc1 (2 pts), EAc2 (8 pts), EAc5 (2 pts)	
D		1		Credit 1	EAc2 Optimize Energy Performance (17%/8 pts)	1
C		1		Credit 2	MRc1 Building Life-Cycle Impact Reduction (2pts)	1
D	1			Credit 3	LTc3 High Priority Site (2 points)	1
D			1	Credit 4	SSc4 Rainwater Management (2 pts)	1
	Yes	Maybe	No			
Ī	53	14	43			110

Certified: 40-49 points, Silver: 50-59 points, Gold: 60-79 points, Platinum: 80+ points

Arlington Municipal Facility to Support DPW, ISD, Facilities, and IT Departments 49 and 51 Grove Street

# **APPENDIX G**

**IMPACT STATEMENT** 

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**Preservation of Landscape**. The landscape shall be preserved in its natural state, insofar as practicable, by minimizing tree and soil removal, and any grade changes shall be in keeping with the general appearance of neighboring developed areas.

Landscape will be preserved where practicable. Note that a majority of the existing Town yard site has been previously developed with an impervious paved surface which provides a contact barrier to historic contamination located in the soil below per Massachusetts Department of Environmental Protection (MassDEP) standards. In addition, the adjacent field area consists of a grass surface with a partial engineered barrier below grade to provide a barrier to subsurface contamination. The site includes some landscaped area near Grove Street. Other limited natural landscaped areas contain mostly nonnative/invasive species near the culvert openings. The proposed design is intended to restore these nonnative landscaped areas with new native species. In addition, several landscape areas have been provided along the existing buildings near Grove Street as well as along the stream openings to restore portions of these area to a more native state. See Landscape Plan in APPENDIX B. Native planting species have been reviewed and approved by the Conservation Commission and an Order of Conditions has been issued by the Conservation Commission for the proposed development. Any proposed grading changes have been minimized and are in keeping with the general appearance of neighboring developed areas.

**Relation of Buildings to Environment**. Proposed development shall be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity that have functional or visual relationship to the proposed buildings. The Arlington Redevelopment Board may require a modification in massing to reduce the effect of shadows on abutting property in an RO, R1 or R2 district or on public open space.

The proposed use of the Town Yard site will not change. This project involves the renovation of four industrial style buildings (Buildings A, B, C, and D) and the construction of a new building (Building E), plus the replacement of existing features such as the fuel island and the salt shed. The proposed development will be related harmoniously to the terrain and to the use, scale, and architecture of existing buildings in the vicinity. The new building maintains its position along the street edge for a continuous street front elevation which is consistent with the existing building fronting Grove Street. The new building is consistent with the existing buildings on the site in terms of scale and massing. In terms of use of materials, the new building fronting on the Grove Street elevation employs the use of terracotta tile panel to knit the new building into the fabric of the site as terracotta tile is employed as the roofing material on the historically designated former Arlington Gas Works Building (Building D). The proposed development has been reviewed by the Massachusetts Historical Commission and they have made a determination that the proposed develop has "no adverse effect" on the historical quality and character of the existing buildings on site. In addition, the project has been reviewed by the Arlington Historic Commission.

**Open Space**. All open space (landscaped and usable) shall be so designed as to add to the visual amenities of the vicinity by maximizing its visibility for persons passing the site or overlooking it from nearby properties. The location and configuration of usable open space shall be so designed as to encourage social interaction, maximize its utility, and facilitate maintenance.

The proposed development includes very little open space due to the operational needs of the facility as well as the below grade historic contamination conditions. Where feasible, landscape areas have been designed to add to the visual appearance of the site near the Grove Street entrance and to create buffers where feasible. Proposed parking was also designed to be used for access to the surrounding open space areas at the school.

**Circulation**. With respect to vehicular, pedestrian and bicycle circulation, including entrances, ramps, walkways, drives, and parking, special attention shall be given to location and number of access points to the public streets (especially in relation to existing traffic controls and mass transit facilities), width of interior drives and access points, general interior circulation, separation of pedestrian and vehicular traffic, access to community facilities, and arrangement of vehicle parking and bicycle parking areas, including bicycle parking spaces required by Section 8.13 that are safe and convenient and, insofar as practicable, do not detract from the use and enjoyment of proposed buildings and structures and the neighboring properties.

Site circulation has been laid out to enable a safer, counterclockwise vehicle path for DPW vehicles. Parking stalls, 18-feet in depth, have been placed adjacent to a 30-foot travel path to provide ideal parking conditions. Parking lots are skirted by concrete sidewalks to ensure a safe path for employees and visitors and the sidewalk along Grove Street will remain to maintain a continuous walking path for pedestrians. Site access to the DPW yard is restricted by gates and fencing to prevent the public from accessing DPW operation areas thereby improving safety for the site. The quantity and location of the access points to the site is consistent with the existing two access points. The site has been equipped with provisions for bicycle parking; both outside the facility as well as inside the new building (Building E). Other dimensional information as it relates to parking and circulation are shown on the Dimensional and Parking Information plan.

Surface Water Drainage. Special attention shall be given to proper site surface drainage so that removal of surface waters will not adversely affect neighboring properties or the public storm drainage system. Available Best Management Practices for the site should be employed and include site planning to minimize impervious surface and reduce clearing and re-grading. Best Management Practices may include erosion control and storm water treatment by means of swales, filters, plantings, roof gardens, native vegetation, and leaching catch basins. Storm water should be treated at least minimally on the development site; that which cannot be handled on site shall be removed from all roofs, canopies, paved and pooling areas and carried away in an underground drainage system. Surface water in all paved areas shall be collected at intervals so that it will not obstruct the flow of vehicular or pedestrian traffic and will not create puddles in the paved areas.

In accordance with Section 3.3.4, the Board may require from any applicant, after consultation with the Director of Public Works, security satisfactory to the Board to ensure the maintenance of all storm water facilities such as catch basins, leaching catch basins, detention basins, swales, etc. within the site. The Board may use funds provided by such security to conduct maintenance that the applicant fails to do. The Board may adjust in its sole discretion the amount and type of financial security such that it is satisfied that the amount is sufficient to provide for the future maintenance needs.

The approach to stormwater management for the project consists of maintaining existing drainage patterns and outfalls, installing structural BMP's to provide water quality treatment, and improving environmentally sensitive areas of the site where feasible. To achieve this, the runoff from the driveways, parking, and circulation areas will be conveyed to deep sump catch basins and hydrodynamic separators prior to discharge. The runoff from the parking lot proposed within the existing soccer field area will be stored in an underground detention area and discharged at a reduced rate to ensure that the post-development flow rate will not exceed the existing rate. In addition, a portion of the parking area stormwater runoff will be treated by a biofiltration system prior to connecting to the outfall system. Unpaved areas directly adjacent to the Mill Brook surface openings will be improved by installing pervious biofiltration landscape areas with native plantings.

Unlike the existing condition, the proposed redevelopment provides sediment and oil removal and peak rate attenuation. The BMPs used in this project include deep sump catch basins, hydrodynamic separators, and rain garden / bio-filtration landscape areas. The catch basins will be constructed with a 4 feet sump and oil/debris traps to prevent the discharge of sediments and floating contaminants. The hydrodynamic separators will dissipate velocity and allow oil and debris to rise and sediment to settle out. Small scale rain gardens areas have been incorporated into the design. These areas will aid in removal of pollutants as water filters through the filter media and provide habitat to native plantings.

The stormwater system has been reviewed and approved by the Conservation Commission.

**Utility Service**. Electric, telephone, cable TV and other such lines and equipment shall be underground. The proposed method of sanitary sewage disposal and solid waste disposal from all buildings shall be indicated.

The new services will enter the site overhead via a new utility pole and will transition to an underground concrete encased ductbank system. Electric, telephone, cable TV, and other such services between the buildings will be via proposed underground infrastructure. The sanitary sewer system consists of sanitary piping and associated sanitary sewer manholes which are connected to an existing sanitary sewer conveyance system as shown on the plans.

**Advertising Features**. The size, location, design, color, texture, lighting and materials of all permanent signs and outdoor advertising structures or features shall not detract from the use and enjoyment of proposed buildings and structures and the surrounding properties. Advertising features are subject to the provisions of Section 6.2 of the Zoning Bylaw.

Building signage has been designed in accordance with Section 6.2 of the Zoning Bylaws.

**Special Features**. Exposed storage areas, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be subject to such setbacks, screen plantings or other screening methods as shall reasonably be required to prevent their being incongruous with the existing or contemplated environment and the surrounding properties.

Storage areas are located to the rear of the parcel. Parking areas adjacent to Residential properties are screened with fencing. The proposed facility has been designed to increase interior storage capacity of buildings on site for vehicles and equipment which will be a significant improvement over current conditions which consists of a considerable number of vehicles and equipment being stored outdoors.

**Safety**. With respect to personal safety, all open and enclosed spaces shall be designed to facilitate building evacuation and maximize accessibility by fire, police, and other emergency personnel and equipment. Insofar as practicable, all exterior spaces and interior public and semi-public spaces shall be so designed as to minimize the fear and probability of personal harm or injury by increasing the potential surveillance by neighboring residents and passersby of any accident or attempted criminal act.

All enclosed spaces intended for human occupancy have access and egress routes designed to be within the parameters of local and State regulations. Vehicle circulation routes have been designed to facilitate the largest Town emergency vehicles. The site is equipped with security fencing to prevent unauthorized access to the DPW yard area and the building will be equipped with security cameras.

**Heritage**. With respect to Arlington's heritage, removal or disruption of historic, traditional or significant uses, structures, or architectural elements shall be minimized insofar as practicable, whether these exist on the site or on adjacent properties.

As summarized earlier, the new building employs the use of terracotta tile panel to knit the new building into the fabric of the site as terracotta tile is employed as the roofing material on the historically designated former Arlington Gas Works Building (Building D). The proposed development has been reviewed by the Massachusetts Historical Commission and they have made a determination that the proposed develop has "no adverse effect" on the historical quality and character of the existing buildings on site. In addition, the project has been reviewed by the Arlington Historic Commission.

**Microclimate**. With respect to the localized climatic characteristics of a given area, any development which proposes new structures, new hard-surface ground coverage, or the installation of machinery which emits heat, vapor, or fumes, shall endeavor to minimize, insofar as practicable, any adverse impact on light, air, and water resources, or on noise and temperature levels of the immediate environment.

The proposed Town yard area will continue to serve DPW operations with minimal change in use. However, the proposed plan has resulted in a slight reduction in impervious surfaces around the culvert openings where feasible per Mass DEP regulations. While the field area will result in an increase in hardscape areas, the project has been designed to implement heat island mitigation measures including cool roofs (albedo - high solar reflectance), trees for increased shading on street scape, and low heat absorption plantings. Lighting has been designed to be shielded to minimize intrusion of light onto the adjacent parcels or upward in the form of light pollution. The stormwater system will be improved as described above. With the use remaining the same, there will be no new noise impacts. In fact, the noise will likely be reduced with equipment being stored indoors.

Sustainable Building and Site Design. Projects are encouraged to incorporate best practices related to sustainable sites, water efficiency, energy and atmosphere, materials and resources, and indoor environmental quality. Applicants must submit a current Green Building Council Leadership in Energy and Environmental Design (LEED) checklist, appropriate to the type of development, annotated with narrative description that indicates how the LEED performance objectives will be incorporated into the project. [LEED checklists can be found at http://www.usgbc.org/DisplayPage.aspx?CMSPageID=220b]

The new Building has been designed to meet LEED Silver (see attached LEED Checklist included in Appendix F).

#### **Special Permit Criteria for USE**

The use requested is listed as a special permit in the use regulations for the applicable district or is so designated elsewhere in this Bylaw. The requested use is essential or desirable to the public convenience or welfare. The requested use will not create undue traffic congestion or unduly impair pedestrian safety. The requested use will not overload any public water, drainage or sewer system or any other municipal system to such an extent that the requested use or any developed use in the immediate area or in any other area of the Town will be unduly subjected to hazards affecting health, safety or the general welfare. Any special regulations for the use as may be provided in this Bylaw are fulfilled. The requested use will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare. The requested use will not, by its addition to a neighborhood, cause an excess of the particular use that could be detrimental to the character of said neighborhood.

Per Section 5.6.3, Municipal Public Works Yards and Municipal or other public parking areas or structures are permitted in the Industrial District with a special permit.

The proposed facility will host essential public facilities including: Department of Public Works, Inspection Services Department, Information Technology Department, and Facilities Department. The Town owned land (the Site) consists land which has been historically used, in whole and in part, by the Department of Public Works to provide essential services to the Town. The site will continue to serve the current DPW operations with a slight increase in site occupants associated with the IT and Facilities Departments. This increase will not create undue traffic congestion or unduly impair pedestrian safety. The stormwater drainage, sewer system, and domestic water systems for the requested use were designed in accordance with local and State regulations and industry best practices and will not overload public utility systems. The requested use continues and improves the existing use and will not impair the integrity or character of the district or adjoining districts, nor be detrimental to the health, morals, or welfare.



# Town of Arlington, Massachusetts

### Meeting Minutes (1/4/21, 1/25/21)

Summary:

10:00 p.m. Board will review and approve minutes

#### ATTACHMENTS:

	Type	File Name	Description
D	Reference Material	01042021_Draft_ARB_Minutes.pdf	01042021 Draft ARB Minutes
ם	Reference Material	01252021_Draft_ARB_Minutes.pdf	01252021 Draft ARB Minutes

#### Arlington Redevelopment Board Monday, January 4, 2021, 7:00 PM Meeting Conducted Remotely via Zoom Meeting Minutes

This meeting was recorded by ACMi.

**PRESENT:** Rachel Zsembery (Chair), Eugene Benson, Kin Lau, Katherine Levine-Einstein, David Watson **STAFF:** Jennifer Raitt, Director of Planning and Community Development, and Erin Zwirko, Assistant Director

The Chair called the meeting to order and notified all attending that the meeting is being recorded by ACMi.

The Chair explained that this meeting is being held remotely in accordance with the Governor's March 12, 2020 order suspending certain provisions of the Open Meeting Law G.L. c. 30A, Section 20. This order from Governor Baker allows for meetings to be held remotely during this time to avoid public gatherings.

Ms. Einstein announced that she will need to resign from the Board at the end of January 2021. Board members thanked Ms. Einstein for her service.

The Chair introduced the first agenda item, Continued Public Hearings. The first Continued Public Hearing is for Docket #3640, 86 River Street. Christian Murphy, who is representing, Smooth Automotive reviewed the plans for the updated sign on the façade and the side of the building. Mr. Lau asked about the sign lighting. Mr. Watson asked about the issues with the grant relief. Ms. Zwirko explained that this business is in the R2 zoning district which falls under residential sign requirements, so they will need relief for the number of signs and the size of the signs. Ms. Zwirko said that the signage proposed meets the business district sign requirements. Mr. Watson asked about the sign over the entryway being centered over the door. Mr. Benson said in these circumstances the signage is appropriate. Mr. Watson asked if the sign on the side of the building is safe for drivers who may be distracted when viewing the sign while driving. The Chair said that the sign placement on the side of the building is an aesthetic choice and feels the scale and placement is a good choice. Mr. Lau said he agrees with the Chair about the placement of the sign on the Parkway side and the building has improved the look of this area. The Chair opened the floor to public comment.

Chris Loreti, Adams Street, said he objected to the draft of this Special Permit for a prohibited use. Mr. Loreti said that the automotive use in this location is a non-confirming use. Mr. Loreti said that the ZBA should have approved this project. Mr. Loreti said that the attorney for this property is an attorney on the ZBA. Mr. Loreti said that currently there are illegal signs on the property that need to be removed. Mr. Loreti said that the lights illuminating the signs must be turned off when the business is closed to comply with the residential sign requirements.

The Chair closed the floor to public comment as there were no other requests to comment. Mr. Benson said that he agrees with Mr. Loreti that there should be something in the permit that says that the sign lights will be turned off when the business is not operating. Mr. Benson clarified that the Board is only approving the signs. Mr. Murphy said that leaving the sign lights on until 8:00PM would do very little harm since the building sits off the Parkway. Ms. Raitt said that the sign bylaw has specific lighting requirements that states that no signs should be lit between the hours of midnight and 6:00 a.m. Ms. Raitt suggested that the Board follow the sign bylaw requirements. Mr. Lau moved to approve this application as submitted, Ms. Levine-Einstein seconded, approved 5-0.

The second Continued Public Hearing is for Docket #3638, 400-402 Massachusetts Ave. Mr. Annese said that he is requesting a continuance until sometime in February. Mr. Annese's clients are speaking with a tenant to see if that tenant would move their office to the 400-402 Mass. Ave. location from another property. Mr. Lau moved to continue the hearing for Docket #3638 until February 22, 2021 as requested, Mr. Benson seconded, approved 5-0.

The Chair introduced the second agenda item, Potential Zoning Bylaw amendments for 2021 Annual Town Meeting continued discussion from December 9, 2020. Ms. Raitt said that she prepared a memo with an overview of her recommendations for potential zoning amendments for 2021. Mr. Lau asked about removing barriers to net zero zoning.

Mr. Raitt explained those barriers are the solar ready bylaw regarding solar access, electric vehicles, and other potential building requirements that might incentivize green initiatives. Mr. Lau asked about barriers to zoning and Ms. Raitt listed those barriers including, dimensional and density zoning and industrial zoning requirements to incentivize green building.

The Chair introduced Pasi Miettinen from the Clean Energy Future Committee to review Arlington's Net Zero Action Plan. Mr. Miettinen said that they would be looking at the zoning bylaws that need to be updated to achieve the Green Building goals. Non-conforming lots are not subject to the same energy efficiency requirements as the conforming lots since non-conforming lots do not update the foundation. Mr. Miettinen said that building stock in Arlington is aging and aging foundations are an issue regarding energy efficiency.

Mr. Lau asked about the State law regarding codes for whole building renovations and Mr. Miettinen said that the basement insulation requirements are not included. Mr. Miettinen said that conforming lots are subject to the State's law requiring automatically tighter standards every three years. Mr. Miettinen said without the proposed change there will be an increased divergence in emissions between buildings on conforming and non-conforming lots over time. Mr. Lau asked about the requirements for insulation barriers for foundations. Ryan Katosfsky from the Clean Energy Future Committee said that when you look at an efficient home that the foundation is a large percentage of the remaining energy losses. Mr. Lau asked what the foundation has to do with the insulation barriers. Mr. Miettinen said that in these homes the basements become living spaces. Mr. Lau said that you would not put in a new foundation but install a thermal barrier, why would the foundation have to be replaced? Mr. Miettinen said that the older homes may require up to a foot of insulation which is not advisable on the interior but would have to be placed on the exterior of the foundation. Mr. Lau asked how net zero factors into home affordability. Mr. Miettinen said that the super-efficient homes may eliminate energy costs.

Mr. Watson asked about the treatments in relation to lot sizes. Mr. Watson asked if homeowners can currently request a variance from the ZBA to build a completely new high efficiency home on a non-conforming site. Mr. Miettinen said he has not been specifically been told there will be no variances. Ms. Raitt asked if the Climate Bill and state's Net Zero Road Map are advanced if it will address the net-zero stretch code. Mr. Miettinen said that to his knowledge as the information stands now that the stretch code will apply to new construction and not renovations. Mr. Benson said that CEFC's proposal will remove a barrier for people with non-conforming lots who would like to build a high efficiency home. Ms. Einstein said that she appreciates the approach to removing barriers the proposal allows for energy efficient homes without making it more expensive for homeowners to build. The Chair asked about the demand, or the potential demand, for the removal of these barriers being lifted. Mr. Miettinen said he would be happy to provide that information in the future. Ms. Raitt said that the reason for this discussion is because the zoning articles need to be filed by the end of January so warrant article drafts can be prepared for review at the next Board meeting. Mr. Benson said that he feels that the Board should put in a warrant article, the CEFC has done a lot of work on this and the Town and the State have a net zero goals for 2050. Mr. Lau said he would like to review the information with the CEFC before deciding about this proposal. Mr. Watson said that with strict adherence to the efficiency standards and taking affordability into consideration, he is in approval. The Chair said that if the Board clarifies that they are not changing what is already allowable by code, but this removes a barrier for someone who would like to construct a super insulated home. Mr. Benson said that he does not see this having a big impact on affordability or additional cost and the financial payback good with lower day to day energy costs. Ms. Raitt said that Mr. Miettinen submitted a draft warrant article for review for the next Board meeting.

The Chair introduced the next potential Warrant Article regarding Accessory Dwelling Units (ADUs). Ms. Raitt introduced Barbara Thornton to review her draft warrant article. Ms. Thornton said that as Mr. Miettinen said that Arlington has homes that are well over 100 years old and ADUs are on the same wavelength as the CEFC's where we need to think about the future of housing and how we will live in these homes. Ms. Thornton said that housing has evolved that is very nuclear family oriented that, as shown with the pandemic, may not serve us well in the future. Ms. Thornton said that over 34% of people in the Arlington community are people who live alone, and these people are probably over-paying and taking housing off the market that could house a larger group. Mr. Thornton said that an amendment to her original proposal needs approval.

Ms. Raitt said that she would like direction from the Board regarding this proposal. Mr. Benson said he likes the proposal

that the staff prepared, and that Board should reconsider the conditions for ADUs from last time. Mr. Benson said that the Board should reconsider having ADUs included with new construction in addition to existing structures. Mr. Watson said he would like the Board to work with Ms. Thornton to prepare a warrant article. Ms. Thornton said that her goal is to create ADU housing for Arlington with the Board and the staff. Mr. Lau said that the Board should prepare the proposal with Ms. Thornton and add a few additional requirements or clarification. Ms. Einstein said we have good data from other communities if there are too many restrictions on ADUs they do not get built. Ms. Einstein said that she wants to make sure that it is financially feasible to build ADUs and create this housing in Arlington. Ms. Thornton said that she would like to work with the Board and the staff to prepare an article for Town Meeting. The Chair said she also would like to have the Board work with Ms. Thornton to prepare the final warrant article. Mr. Watson said he agrees and would like the Board to work with Ms. Thornton to prepare a warrant that we all agree with. Mr. Benson said that Ms. Thornton would share the wording to Ms. Raitt for review then the ARB will not have to submit an additional warrant article.

Ms. Raitt said that for the next meeting all drafts will be prepared regarding the administrative corrections, zoning map, and the industrial zoning prepared for the Board's review. Mr. Benson said that the industrial zoning warrant article should be broad enough so that the Board may make changes to the specifics if necessary.

The Chair opened public comment regarding potential zoning bylaw amendments for 2021 Town Meeting. John Worden, Jason Street, said that it is possible to insulate existing basements of old homes. Mr. Worden said that the tearing down of a smaller affordable home to build a larger house, energy efficient or not, is a bad idea. Mr. Worden said that the CEFC should explore ensuring that new larger homes being built do not leave any existing solar arrays in shadow. Mr. Worden said that ADUs destroy the single-family zones. Mr. Worden said that this will be the 5<sup>th</sup> time that ADUs come before Town Meeting. Mr. Worden said that according to the Master Plan the only housing to be built in Arlington is affordable or Senior housing. Mr. Worden said that if ADUs must happen, ADUs should be rented at an affordable rent.

Don Seltzer, Irving Street, said he agrees with the idea of the CEFC's proposal, but he said that building new foundations on non-conforming lots is already allowed. Mr. Seltzer that the reason for this proposal is not correct.

Chris Loreti, Adams Street, said he agrees with Mr. Seltzer. Mr. Loreti said that in East Arlington of the two-family homes converted to condos, the basements have been converted to living space, insulated and brought up to code. Mr. Loreti said this living space is not counted in the gross floor area, so it has nothing to do what is built above ground. Mr. Loreti said that this proposal will allow for an increase in the expansion of foundations within the set-backs and does nothing to address the increased height of the building or massing on the 3<sup>rd</sup> floor. Mr. Loreti said that Inspectional Services does not properly interpret what the existing foundation is, so they are including the outline of decks as part of the foundation. Mr. Loreti said that if the existing masonry foundation were defined as the foundation, then he would consider the proposal. Mr. Loreti asked about the zoning article he submitted and if he could have his warrant article reinserted. Ms. Raitt said that Town Counsel would email all petitioners or Ms. Raitt suggested that Mr. Loreti could reach out proactively if he knows that he would like to resubmit. Ms. Raitt said she would follow up with Town Counsel regarding the status of his email.

Wynelle Evans, Orchard Place, said she sees benefits for ADUs for some people. Ms. Evans says that she prefers the Boards version but what both versions are missing is any reference to length of tenancy. Ms. Evans says without some regulation AirBnBs and other short-term rentals may take advantage which would be an unfair situation to create for neighbors/ existing residents. Ms. Evans says she feels that so much of Town policy is regarding people who may come here in the future at the expense of people who live here now. Ms. Evans asked the Board to rethink how the ADUs may affect existing residents. Ms. Raitt said that there is already a Town bylaw to regulate short-term rentals.

Steve Revilak, Sunnyside Avenue, said that he liked Mr. Miettinen's presentation. Mr. Revilak said that if the town's 100-year-Oold housing stock does not affect energy efficiency it may in the future according to the Town's greenhouse gas survey. Mr. Revilak addressed Mr. Lau's question regarding zoning getting the way of making an energy efficient home Mr. Revilak said he would not personally go through the process of requesting a variance in the process of upgrading his insulation/energy efficiency. Mr. Revilak said he agrees with Ms. Einstein that the goal is to have ADUs produced and not

have the bylaw that merely exists on paper.

Stuart Brorson, Kensington Park, says that everyone on the call knows that he ADUs would be a green light for everyone to create units in their garages for students or AirBnBs. Mr. Brorson asked if there could be limits imposed regarding the rent charged or only allow family members to rent the ADUs. Mr. Brorson said that many questions need to be answered before this proposal can be approved.

Philip Tedesco said he is in favor of the ADU proposal and agrees and taking a more critical look at the regulations. Mr. Tedesco asked whether those regulations are necessary, or fear based. This will allow people to age in place and for students moving back home. Mr. Tedesco said that the fears regarding this issue are overstated, and we should look at the potential benefits over time.

JoAnne Preston thanked Mr. Brorson for bringing up the issue and having ADUs influencing housing policy. Ms. Preston said that because a grandparent is living in an ADU does not mean that the extended family is all together. Ms. Preston said that most people leave for work and leave seniors alone during the day. Ms. Preston said that most senior citizens suffer from is isolation and that is why assisted living care is so popular. Ms. Preston said that you cannot assume that seniors would like to live next door to the nuclear family. Ms. Preston asked to look at the demography to study whether ADUs are a good option for senior citizens.

With no other members of the public in queue, the Chair closed public comment and introduced the third agenda item, ARB pre-hearing process recommendation. Ms. Raitt explained that this item was introduced to be a conversation between Barbara Thornton and the ARB regarding Ms. Thornton's suggestions. Ms. Thornton said that she proposed this timeline to assist with the warrant article proposal process. Mr. Lau said that he appreciates the format as a guideline, but he is not sure the Board will always be able to adhere to the deadlines. Mr. Benson said that he thinks everyone was disappointed at how compressed the process was in the fall. Mr. Benson said that the Board must figure out when the report to Town Meeting is due and work backwards to meet deadline dates. Mr. Watson said that he frequently feels that the Board does not have enough time for zoning and for crafting zoning proposals that meet the needs of the community. Mr. Watson said that he would advocate for pushing the timeline further back to take more time in a more orderly fashion.

Ms. Einstein said she appreciates that Ms. Thornton's suggested timeline clarifies in advance constitutes good community outreach which is critical for the Board to get right. Ms. Einstein said that the key is to define what community outreach looks like and what is considered good community outreach. Ms. Einstein said this timeline highlights how long it should take to do some of these things and that delay in policy change can have real consequences and entrench inequality. The Chair said that she agrees with Mr. Benson where the Board will calendar out the timeline for this process and discuss how this will be implemented. The Chair said that at the next Board meeting would be a good time to review the Board's calendar to prepare deadlines.

Ms. Raitt said that typically the first Monday meeting in April is when the report to Town Meeting is finalized, which sometimes necessitates an additional Board meeting to prepare. Ms. Raitt said that this will always be a tight timeline. The Chair said that from the discussion she thinks that a more transparent timeframe of the process can be created by using Ms. Thornton's suggested timeline within the yearly Town Meeting schedule. Mr. Watson said that he feels that the 12-week period to prepare zoning articles is not enough time and to have additional citizen proposal during the process and it has not been an optimal process. Mr. Watson suggested that next time the Board may want to start the process earlier to comfortable deal with complicated zoning issues. Mr. Benson said that he agrees with Mr. Watson and the Board should figure out the best public policy for the Board's or the citizens proposed warrant articles, how to get good public input, and how to craft the main motion. Ms. Zwirko suggested that once the warrant article opens put a note out to the community, so the Board has more time to talk to petitioners and discuss their proposed warrant articles. Mr. Benson suggested asking for citizens' proposed articles and the Board's proposals due in February. Ms. Raitt suggested laying out the "technical pathway" for petitioners. Ms. Thornton said that focusing on the technical stage will be helpful to applicants/petitioners. Mr. Lau asked about community outreach meetings and Ms. Raitt said that that is a discussion the Board can have, and that

Ms. Raitt is discussing some future outreach with Envision Arlington.

The Chair introduced the fourth agenda item, Open Forum and opened the floor to public comment.

Stuart Brorson said that the process document that Ms. Thornton submitted is excellent. Mr. Brorson suggested the addition of the date and type of public input regarding the proposed article. Don Seltzer asked if the submittal process discussion regarding Ms. Thornton's proposed ADU warrant article was meant to imply that this was an exclusive discussion. Mr. Seltzer asked if other members of the public are welcome to work with the Board. The Chair said yes that the previous discussion regarding proposed timeline for warrant articles was intended to make it easier for citizens to work with the Board as they craft their articles. Patrick Hanlon, Park Street, said he would like to endorse Ms. Thornton's initiative for changing the process for drafting warrant articles to make it work better. Mr. Hanlon said that Mr. Benson identified the difficulty in having a well drafted statute by the time it gets to the Board. Mr. Hanlon said that Arlington has vague warrant articles to maintain flexibility until the end but ultimately the clock may run out. Mr. Hanlon said that Doug Heim does a great job into making things into motions that are more likely to be approved by the Select Board. Mr. Hanlon said that at some time applicants will need help with technical zoning complexities so we must figure out how can petitioners get help from the Town. Mr. Hanlon said that as Ms. Zwirko December 1<sup>st</sup> is the key day and that the public outreach should start around Thanksgiving.

With no other members of the public in queue, the Chair closed the Open Forum portion of the meeting. Mr. Lau moved to adjourn, Mr. Watson seconded, approved 5-0. Meeting adjourned.



#### Arlington Redevelopment Board Monday, January 25, 2021, 7:00 PM Meeting Conducted Remotely via Zoom Meeting Minutes

This meeting was recorded by ACMi.

PRESENT: Rachel Zsembery (Chair), Eugene Benson, Kin Lau, Katherine Levine-Einstein, David Watson
STAFF: Jennifer Raitt, Director of Planning and Community Development, Erin Zwirko, Assistant Director, and Ken Pruitt,
Energy Manager

The Chair called the meeting to order and notified all attending that the meeting is being recorded by ACMi.

The Chair explained that this meeting is being held remotely in accordance with the Governor's March 12, 2020 order suspending certain provisions of the Open Meeting Law G.L. c. 30A, Section 20. This order from Governor Baker allows for meetings to be held remotely during this time to avoid public gatherings.

The Chair introduced the first agenda item, Public Hearing for the Arlington Redevelopment Board's (ARB) Draft Amended Rules and Regulations. With no comments from the Board the Chair opened the floor to public comment.

Chris Loreti asked that a prohibition on ex parte communication be included with the Board's rules and regulations. Mr. Loreti said that the Board should not be meeting with applicants outside of hearings. Mr. Loreti said that the Board has been lax about requesting models for EDR reviews. Mr. Loreti said perhaps the ZBA should grant the special permits in town. The Chair said that in Section 16 that addresses the legal meetings that the Board has in place and there have been no instances of meetings that have not conformed to those rules. The Chair said she takes exception to Mr. Loreti's comment regarding ex parte meetings. The Chair said that she does not feel that models are necessary or should be required for a majority of what the Board sees. Mr. Lau said he also takes exception to Mr. Loreti's remarks Mr. Lau said that all meetings have been held in the open and the final outcomes are always open to public discussion. Mr. Loreti said that he is not speaking about a Board public meeting but one or two applicants meeting with a Board member. The Chair said that any meetings with an applicant are recapped at a public meeting so they are part of the public meeting.

Stuart Brorson said that Mr. Loreti has a point and external meetings that are not held in front of the public be written into the rules and regulations.

Don Seltzer asked if the Board considered the impact of this schedule change on public participation. Mr. Seltzer said that the public does not see the agenda and meeting materials until Thursday evening. Mr. Seltzer said the deadline for visual materials from the public is difficult to meet.

Mr. Benson said that ex parte communications are improper communications, as there is no indication that these communications with the Board are improper. Mr. Benson said that suggestions to communicate with a Board member are not done improperly or without the Board's consent. Mr. Benson said he takes exception that the Board does not take EDR decisions seriously. Mr. Benson said he wishes we had more time but we are dealing with compressed schedules. Mr. Benson said that if there is a reason why the visuals could not be delivered by noon he would like the staff to take that into consideration.

Ms. Einstein moved to approve the amended Board Rules and Regulations as submitted with this agenda, Mr. Lau seconded. Mr. Benson proposed to add the statement that visual materials could be accepted after the noon deadline if there extenuating circumstances to the rules and regulations. Mr. Watson said that the rules can be tweaked in the future if

we find the deadline to be a problem. Mr. Benson said that the visuals could be included with the written comments which are accepted the day of the meeting. Mr. Benson withdrew his suggestion. The amended rules and regulations as submitted with the meeting agenda were approved 5-0.

The Chair introduced the second agenda item, Zoning Bylaw amendments to be submitted by the Redevelopment Board for 2021 Annual Town Meeting. Ms. Zwirko reviewed each Draft Warrant Article as included with the meeting agenda. Mr. Watson asked about the Gross Floor Area Calculation and Ms. Zwirko confirmed that the Warrant article clarifies how GFA is calculated but there is no change to GFA calculation itself. Mr. Lau asked about the zoning changes for the Marijuana uses. Ms. Zwirko said that there would be no changes to zoning, that the new type of use would be allowed within existing zoning. Mr. Benson asked why there would be a change to the Open Space district. Ms. Zwirko said the changes would only take place in the Industrial district, which is in the same table with the Open Space and Mixed-use districts. Mr. Benson asked if the parcel change next to the DPW changes would be incorporated with Zoning Map Adoption. Ms. Zwirko said that is no zoning change for this year but the zoning map adoption would include all the changes since the last zoning map adoption. Ms. Zwirko explained the Multifamily Zoning for MBTA Communities warrant article. Ms. Zwirko said that the new Economic Development Law includes a requirement that MBTA communities, including Arlington, ensure and continue availability for certain grant programs, chiefly the Mass. Works Program. Ms. Zwirko said that MBTA communities must provide for a zoning district for multifamily housing to be permitted as of right. Ms. Zwirko said the half mile buffer from Alewife Station suggest the B2A and the B4 districts should be included. Ms. Raitt said Town is looking to apply for a Mass. Works Grant to help with the Traffic and Transportation improvements for the Mass. Ave and Appleton area and these changes must be adopted in order to access Mass. Works funds/grants. Mr. Lau asked if Alewife Station was the only hub that could be used to meet the requirements. Ms. Raitt said that Alewife Station is the transportation hub that meets requirements. Ms. Raitt said that once the article is filed the Town can move on with the research and preparation to move this forward. Mr. Benson said if the bylaw is not updated some projects can be built without affordable units, there should be some adjustments to the affordable housing section. Mr. Benson said that the definition of multifamily housing must be reviewed as the Town's and State's definitions differ. Mr. Benson asked if the B2A and B4 will be changed throughout the town or just the half-mile from Alewife Station. Ms. Zwirko said that other sections of the bylaw would also have to be amended with this change because of the phrasing, including sections 3.4 for EDR and 8.2 for affordable housing. Mr. Benson said that a half-mile overlay district from Alewife Station would meet the requirements. Ms. Raitt said that she thinks that the intention of this law is to change the underlying zoning and has been discussing these changes with Planning Departments in other MBTA communities. Mr. Lau asked if the Board could have additional meetings to get the larger picture. Mr. Watson said it is important for the Town to be able to apply for Mass. Works Grants but asked if the warrant article could be written broadly so the Board can have a discussion before applying any changes. Mr. Watson asked why the PUD district /Mugar Property could not be included since it is right by Alewife Station. Mr. Benson suggested adding "within the half-mile from Alewife Station" to the article to make the article broad enough for possible changes and may allow for an overlay district. Mr. Lau suggested including parking to reduce parking requirements for these districts or possible overlay area. The Chair said that the Board would like a second article if this article does not allow for an overlay district. Ms. Einstein-Levine said that she would like to make sure that the Board and Town maintain the spirit of the law and make it easy to build housing. The Chair opened the floor to public comment.

Stuart Brorson said that he liked the staff proposal including only the B2A and B4 districts. Mr. Brorson said that development on Mass. Ave., especially towards Alewife meets Master Plan requirements. Mr. Watson said that the Board is concerned about how to best comply with the Economic Development Law and constrain the conditions.

Mr. Seltzer gave an overview of the B2A districts that would be included in the State mandate, which includes CVS in East

Arlington, Menotomy Grill, Walgreens Plaza, Walgreens in the Heights, Trader Joe's, and Stop and Shop. Mr. Seltzer asked to consider what it would mean for the quality of life in town to replace these businesses with multifamily housing by right.

Steve Revilak said he likes the discussion of having an overlay district within a half mile of Alewife, he said that he feels that fits the State's definition of transit oriented development. Mr. Revilak said that he loves triple-deckers and would like to see more of them in that area. Mr. Revilak said that lot sizes in that area tend to be small and do not meet the required bylaw lot size requirements. Mr. Revilak said that Board may have to look into how to facilitate reconstruction under the current bylaw via nonconformity.

Pasi Mietinen said on behalf of the Clean Energy Future Committee he wanted to thank the Board for the support.

The Chair closed public comment and opened to comment from the Board.

Mr. Benson said that the small lots as Mr. Revilak mentioned in the proposed overlay district is an advantage would be a challenge to craft.

The Chair asked the Board if they would support the CEFC article, Energy Efficient Homes on Nonconforming lots, be changed to be a Redevelopment Board supported article. All members were in support.

Mr. Benson moved to submit the warrant articles as amended by the discussion this evening, Mr. Lau Seconded, approved 5-0.

The Chair introduced the third agenda item, Proposed Citizen Petition Zoning Warrant Article

The Chair introduced James Fleming to review this proposal. Mr. Fleming said the article would allow the Town to reduce or remove minimum parking requirements in some or all districts. Mr. Fleming said that the goal is to remove the requirements for businesses for parking variances. Mr. Fleming said different uses will have different requirements, so builders will build parking depending on what they actually need and create pedestrian oriented places in Arlington. Mr. Fleming said it is difficult to create good minimums and the minimums do not age well due to changes in transportation. Mr. Fleming said that creating parking is expensive and is not a good use of land and does not create taxable structures. The Chair asked for the type of support Mr. Fleming is looking for, Ms. Raitt said that Mr. Fleming is looking for assistance with this preliminary article. Mr. Lau said if the intention was to decrease minimum parking requirements, which would allow more living space, green space, and open space depending on what the market demands he would be supportive. Mr. Benson said he likes the idea of extending some of the adjustments to the business districts, but he has a problem with going to zero parking minimums. Mr. Watson said he wants to continue to look at this and that the Board has been supportive of reducing parking requirements in the past. Mr. Watson said that car ownership in Arlington has held steady at just over 1.5 cars per household from 1990 to 2015. Mr. Watson said he was surprised that Arlington is already at the point where over 50% of households have one car or less, so it is timely to consider doing something with parking minimums. Mr. Watson suggested going to parking maximums instead of parking minimum requirements. Ms. Einstein said she really likes this proposal and the idea of parking maximums. Ms. Einstein said there has been a big change in the politics of parking. Ms. Einstein said crowdsourced data shows what types of places across the country have eliminated their parking requirements, including many communities like Arlington. Mr. Fleming said he likes the idea of parking maximus but feels that the Town Meeting members will need more information and education before receiving a proposal. Mr. Benson said that after the pandemic is over we have to see if bus service is fully restored before having this conversation. Mr. Benson said that visitor parking would also have to be considered. Mr. Lau said that he agrees with Mr. Watson's maximum parking idea and that it should be taken on incrementally and reducing parking is a good first step. The Chair said that it would be achievable to extend the restrictions in the B3 and B5 zones and whether this is taken on as an incremental process that

includes community education. The Chair asked if Mr. Fleming would like to receive comment from the public. Mr. Watson said that Town Meeting has been comfortable with incremental changes of the parking requirements. Mr. Watson asked Mr. Fleming would like to present something big to spark discussion or something carefully tailored that will easily passed. Mr. Benson asked Mr. Fleming if he would like to submit an article that the Board will support or one that the Board will vote no action on. The Chair opened the floor to public comment.

Stuart Brorson said he thinks that reducing parking requirements is great and suggested that Mr. Fleming connect with the Walking Arlington group. Mr. Brorson said that leaving the ADU discussion be tabled for another meeting since it is so late in the meeting and does not allow for a full discussion. Ms. Raitt said she would like to clarify that there is no ADU discussion planned for this meeting.

Steve Revilak said that the zoning in the 1970s was to slow population growth. Mr. Revilak said that one can use zoning to limit population, parking, and traffic. Mr. Revilak said that reducing cars can be an effective way to reduce traffic. Mr. Revilak asked that parking inequities be addressed in apartment buildings.

Barbara Thornton said that whether Mr. Fleming put together a provocative article or a conservative article more likely to be passed, either way this is a discussion that we need to have in Arlington.

Ms. Raitt reviewed the warrant article submission and public hearing process with Mr. Fleming. The Chair closed comments for the Proposed Citizen Petition Zoning Warrant Article.

The Chair introduced the fourth agenda item, Meeting Minutes (10/5/20)

Mr. Lau moved to approve meeting minutes for 10/5/20 as amended, Mr. Benson seconded, approved 5-0.

Ms. Zwirko explained that the attachment included with the agenda items that breaks down the process and schedule for Town Meeting for citizen petitioners. Mr. Benson said that the breakdown is excellent and gives very good information. The Chair said that she thinks this is a wonderful piece for the public but also for new Board members. Mr. Benson suggested adding information for before the warrant is open. Mr. Watson said that it is very helpful and sets expectations, and Mr. Watson suggested a graphic to accompany the text. Mr. Watson said that he would like to start proposed article discussions as early as possible. Ms. Raitt said that a larger conversation should be held at another meeting to review this process and make it much more intentional. Ms. Raitt asked the Board if they would like to post the attached guide now as is and come back at another time to discuss the steps. The Chair said that it should be posted and she looks forward to the upcoming discussion. Mr. Lau asked if the Board could receive a snapshot of some of the Board approved projects and what is happening with those projects. Mr. Lau said he would like an understanding if the projects are on hold because of the pandemic or if it is something else. Ms. Raitt said that for some the Special Permit is not the last step for their project approval but she will be able to provide an update for the Board.

The Chair introduced the fifth agenda item, Open Forum and opened the floor to public comment. As there were no members of the public in queue to comment The Chair closed Open Forum.

Mr. Lau moved to adjourn, Mr. Watson seconded, approved 5-0.

Meeting adjourned.





# Town of Arlington, Massachusetts

#### **Correspondence Received**

**Summary:**Correspondence received from:
S. Brorson 03192021

#### ATTACHMENTS:

	Type	File Name	Description
ם	Reference Material	Correspondence_with_attachment_from_SBrorson_received_031921.pdf	Correspondence with Attachment from S. Brorson received 03192021 #1
D	Reference Material	Correspondence_with_attachment_from_SBrorson_received_031921_#2.pdf	Correspondence with Attachment from S. Brorson received 03192021 #2
ם	Reference Material	Attachment_from_SBrorson_received_031921.pdf	Attachment #1 from S. Brorson received 03192021
ם	Reference Material	Attachment_from_SBrorson_received_031921_#2.pdf	Attachment #2 from S. Brorson received 03192021

From: "Brorson, Stuart" <s.brorson@northeastern.edu>

To: "jraitt@town.arlington.ma.us" < jraitt@town.arlington.ma.us>

Date: Fri, 19 Mar 2021 12:48:04 +0000

Subject: Letter regarding the Citizens Bank project, 1420 Mass. Ave.

CAUTION: This email originated from outside of the Town of Arlington's email system. Do not click links or open attachments unless you recognize the REAL sender (whose email address in the From: line in "< >" brackets) and you know the content is safe.

Dear Ms. Raitt,

Please find attached a letter to the Redevelopment Board regarding the Citizens Bank project at 1420 Mass. Ave. Please add this letter to the docket associated with that project.

Best regards, Stuart Brorson 73 Kensington Park, Arl. From: "Brorson, Stuart" <s.brorson@northeastern.edu>

To: "jraitt@town.arlington.ma.us" < jraitt@town.arlington.ma.us>

Cc: "EBenson@town.arlington.ma.us" <EBenson@town.arlington.ma.us>, "KLau@town.arlington.ma.us" <KLau@town.arlington.ma.us>, "mtintocalis@town.arlington.ma.us" <mtintocalis@town.arlington.ma.us>, "DWatson@town.arlington.ma.us>, "rzsembery@town.arlington.ma.us" <rzsembery@town.arlington.ma.us>, Stuart D Brorson <br/>
brorson@TheWorld.com>

Date: Fri, 19 Mar 2021 11:12:58 +0000

Subject: Letter regarding the ADU warrant article

CAUTION: This email originated from outside of the Town of Arlington's email system. Do not click links or open attachments unless you recognize the REAL sender (whose email address in the From: line in "< >" brackets) and you know the content is safe.

Dear Ms. Raitt,

Please find attached a letter to the Redevelopment Board regarding the ADU warrant article. Please add this letter to the file associated with the ADU warrant article.

Best regards, Stuart Brorson 73 Kensington Park, Arl.

# Three points regarding the proposed Citizens Bank building at 1420 Mass. Ave.

To members of the Arlington Redevelopment Board,

Please find below some of my thoughts regarding the proposed Citizens Bank branch building in Arlington Heights.

• **Observation.** Citizens Bank is a publicly traded company with a market capitalization of around \$19Billion. It operates in around a dozen states, mostly in the northeast. It is undoubtedly a large corporation and likely has set policies and procedures for all of its operations. In observing the interaction between the developer and the ARB, and reading between the lines, it seems to me that Citizens has "corporate planbook" of acceptable building designs likely administered out of its central office. Such a planbook would be used to assure "brand consistency" across the region by ensuring all Citizens Bank outlets look similar to each other. [1]

Unfortunately, as clearly pointed out by Mr. Lau, the plan offered by the builder is appropriate for a suburban office-park or strip-mall setting, say in the ocean of parking surrounding the Burlington Mall or somewhere on Rt. 9 in Natick. The basic design is not appropriate for a walkable commerical district like Arlington Heights. The builder has made a few concessions to the ARB regarding placement of the front door, but the building is still far away from being a street-facing building comfortable in an older commerical district. Besides the basic building plan, there remains too much emphasis on parking (probably set by corporate policies targeting suburban strips). Additionally, as I mentioned in the meeting the entry driveway is angled to the street to facilitate fast, careless automobile entrance to the parking lot, potentially endangering pedestrians.

My observation is that the developer's reluctance to make significant changes to the basic site plan may stem from the fact that his hands are tied – corporate policies dictate a particular orientation of the building, number of parking spaces, etc. I have worked in large corporations myself and I know they are frequently inflexible even if they want to be nimble or accommodating. I would like the developer to show that I am wrong.

• A remark directed to the members of the ARB. We have just lived through four years of national rule by the Republican party. You probably have strong feelings about the Republican party, but people of all political stripes will grant that the following is true about the Republicans: When they are in power, they do not hesitate to use that power to achieve their own goals.

The Town of Arlington has set forth goals regarding development in its commercial areas. Members of your board have articulated those goals to the developer who is working for Citizens on this project. Those goals are: 1. The building's should be consistent with a walkable, town-center type of commercial district. That means the building should face the street with windows (not blank walls) and offer easy access to pedestrians (front entrance faces the street, not the parking lot). 2. New buildings should meet high environmental and sustainability standards, and include rooftop solar energy installations (per Mr. Benson).

These are excellent goals. The ARB has the power to enforce those goals. If ARB members take those goals seriously I respectfully suggest the board do not hesitate to "go to the mat" with Citizens Bank to achieve those goals in this project.

• A remark directed to the representatives of Citizens Bank. It may be that Citizens is not able, for reasons of corporate governance or policy, to redesign the building to fit into its town-center environment, nor to install solar panels. (I can imagine that Citizens is afraid that if one town's bank branch gets solar, then all towns will demand it and increases Citizens's costs.) Therefore, I respectfully put forward the idea that Citizens sell this parcel to a developer who can actually meet the goals enunciated by the ARB regarding design and environmental sustainability, and then enter into a leaseback agreement with that developer. This could be a win-win situation: The town gets a building which meets its goals of walkability in a town setting and low environmental load, and Citizens gets a bank branch.

Respectfully,
Stuart Brorson
73 Kensington Park
Arl.

[1] I note that the original plans presented by the developer showed the name of the street in front of the branch as "Highland Ave". This suggests the plans are not prepared for a particular site, but are rather carelessly copy-and-pasted from one project to the next. This is consistent with my observation that the developer is just "plopping" a cookie-cutter design into the middle of Arlington Heights.

# Three points about the extra apartment (ADU) warrent

To members of the Arlington Redevelopment Board,

- 1. Advocates for extra apartments (ADUs) are trying to sell the idea that the units will be places for elderly people to age in place, surrounded by family, or for other family members to live. However, the important question is, what happens to the extra apartments when the family members pass away or move out? It's almost certain the apartments will not fall vacant. Rather, the logic of economics shows that the owners of the main dwelling will turn around and rent their apartments on the open market. Consequently, single-family houses with extra apartments will become de-facto two family houses. The stated goal of those advocating for ADUs is to place them into R-1 neighborhoods. It is clear that the extra apartments will therefore bring the problems of rental housing into R-1, owner-occupied neighborhoods: a transient population with no connection to the neighborhood, additional traffic, parking problems, etc. It's also clear that a subset of the owners of ADU units will rent the units on the short-term market, i.e. turn them into Air BnB units. To deny that is to deny the existence of the profit motive it's willful blindness.
- 2. Advocates for extra apartments (ADUs) claim that rules will be imposed on the allowed uses of the extra apartments. They suggest that unit size will be capped, only rentals to family members will be allowed, no additional parking will be permitted, etc. The problem is that there is no mechanism in place now nor in the future for enforcement of these (or any) rules placed on the extra apartments. ADU advocates claim they have spoken to Arlington's building inspector regarding inspecting these units. The building inspector can speak for himself regarding his willingness to inspect additional apartments, but it's clear that after the units are built and occupied enforcement of rules will be difficult, and therefore probably non-existent. Advocates for placing extra apartments in R-1 neighborhoods have stated that it will be up to neighbors to police the use of their neighbor's new rental units i.e. to ensure the units don't become Air BnBs or party pods for students. This places an unfair and unreasonable burden onto ordinary neighbors who only want to live undisturbed in a quiet neighborhood.
- 3. Almost all observers of Arlington's housing market assert they are worried about the lack of affordable housing options in Arlington. Advocates for extra apartments (ADUs) claim these units will serve as a way to provide affordable housing options in Arlington. However, without rent control or other serious controls the units obviously will be rented at market rates. To claim otherwise is to pretend that the unit's owner's won't try to maximize their own profits.
  - Moreover, houses with built-in extra apartments will have an "improvement" which will make them even more expensive when they are resold. Real-estate agents will not hesitate to highlight the income generated by extra apartment to prospective buyers as a way to afford a higher house price. Arlington's house prices will therefore increase, and house buyers will be forced to place higher down-payments and take out larger loans to purchase those properties than if the house did not have an ADU. Houses in the same neighborhood will also experience upward price pressure as units around them sell for increasingly high prices. The net result is a perverse effect which is common in economics: Actions taken to achieve one goal will fail, and will instead cause exactly the opposite effect of the desired goal.

The only reasonable path forward is to reject the ADU warrant article due to the problems outlined in the above points.

Respectfully,

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